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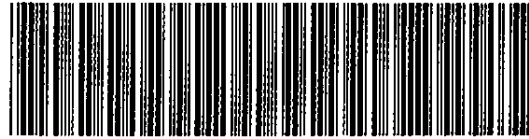
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA



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November 21, 2011

Secretary of State
State of Florida
Division of Corporations
Florida Department of State
409 East Gaines Street
Tallahassee, Florida 32399

RE: Marion and Monroe Properties, LLC

Ladies and Gentlemen:

In regard to the above, please find enclosed the Articles of Organization for Marion and Monroe Properties, LLC, for filing with the Secretary of State's Office.

This firm's check in the amount of \$125.00 is also enclosed to cover your filing fee and the Registered Agent Designation fee for the new entity.

Thank you for your assistance and for sending your Certificate of Filing to this office in the enclosed, pre-prepared return envelope.

Sincerely,

Timothy M. Zwerner

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Encs.

CC: Lecte A. Garten, Esq., w/encs.

**ARTICLES OF ORGANIZATION
FOR
MARION AND MONROE PROPERTIES, LLC**

1. **ARTICLES OF ORGANIZATION.**

**ARTICLE I
NAME**

The name of the Limited Liability Company is as follows:

MARION AND MONROE PROPERTIES, LLC

**ARTICLE II
ADDRESS**

The mailing address and street address of the principal office of the Limited Liability Company is as follows:

**36 South Charles Street
Suite 2300
Baltimore, Maryland 21201**

The mailing address of the Limited Liability Company is as follows:

**36 South Charles Street
Suite 2300
Baltimore, Maryland 21201**

**ARTICLE III
DURATION**

The period of duration for the Limited Liability Company shall be perpetual.

**ARTICLE IV
MANAGEMENT**

The names and addresses of the Managers are as follows:

**LEETE A. GARTEN, Manager
36 South Charles Street, Suite 2300
Baltimore, Maryland 21201**

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MORRIS L. GARTEN, Manager
36 South Charles Street, Suite 2300
Baltimore, Maryland 21201

ARTICLE V
ADMISSION OF ADDITIONAL MEMBERS

The right to admit additional members and the terms and conditions of the admissions shall be determined as follows:

All of the members named herein, unless they have been expelled or have filed bankruptcy or have withdrawn, retired, or died, shall collectively and only by unanimous consent agree to the admission of new members. Further restrictions on the admission of new members are set forth in a later executed agreement between the members.

ARTICLE VI
MEMBERS RIGHTS TO CONTINUE BUSINESS

The remaining members of the Limited Liability Company have the right to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company.

ARTICLE VII
PURPOSE

The purpose for which this Limited Liability Company is as follows:

The Company is organized to purchase, acquire, buy, sell, own, manage, operate, trade in, hold, develop, lease, manage, subdivide, encumber or pledge, and otherwise deal in and with real property and improvements and/or invest in entities that engage in any of the foregoing, to do any and all things necessary, convenient or incidental to that purpose and for any other lawful purposes to which the members may elect from time to time.

ARTICLE VIII
GOVERNANCE AND OPERATION

This Limited Liability Company shall be governed by the members in accordance with and shall operate according to a later executed agreement between the members.

IN WITNESS WHEREOF, the undersigned authorized person has caused these presents to be executed on the date set forth below.



LEETE A. GARTEN, Manager

Date: November 15, 2011

2. **CERTIFICATE OF DESIGNATION OF REGISTERED AGENT AND REGISTERED OFFICE.**

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISION OF SECTION 608.415 OR 608.507, *FLORIDA STATUTES*, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED AGENT/REGISTERED OFFICE IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is: MARION AND MONROE PROPERTIES, LLC
2. The name and Florida street address of the Registered Agent and Office is as follows:

**J. ATWOOD TAYLOR, III
The Modern One Building
2101 Indian River Blvd, Suite 200
Vero Beach, Florida 32960**

Having been named as registered agent and to accept of process for the above stated Limited Liability Company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.



J. ATWOOD TAYLOR, III

Date: Nov. 22, 2011