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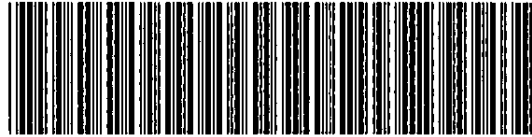
(Business Entity Name)

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2013 JAN - 7 AM 11: 04
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

N. Culligan JAN - 8 2013



MICHELE M. LEWIS P.A.

January 4, 2013

Registration Section
Division of Corporations
PO Box 6327
Tallahassee, FL 32314

Re: 1618 W. 26th Ct., LLC

To Whom It May Concern:

Enclosed are the Articles of Organization for 1618 W. 26th Ct, LLC which are submitted for filing. Also, enclosed is a check in the amount of \$125.00 for the filing fee. Please return all correspondence concerning this matter to me at the address or email below.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michele M. Lewis", written over a horizontal line.

Michele M. Lewis

Encl.

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2013 JAN -7 AM 11: 04

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION

OF

**1618 W. 26th Ct.
a Florida Limited Liability Company**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Act, F.S. Chapter 608, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I – NAME

The name of the limited liability company shall be 1618 W. 26th Ct., LLC

ARTICLE II – PURPOSE

The Limited Liability Company is organized to engage in any business permitted by the Florida Statutes and may purchase, acquire, buy, sell, mortgage, own, trade in, hold, lease, manage, and otherwise deal in and with real property and improvements for investment and to engage in such other lawful activities as are reasonably necessary or incidental to that purpose.

ARTICLE III – ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company is: 1301 M Street, NW, Washington, DC 20005.

ARTICLE IV – DURATION

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

ARTICLE V – MANAGEMENT

The Limited Liability Company is to be member managed by the members or manager managed and the name and address of the managing member is: Joseph R. Accurso, 1301 M Street, NW, Washington, DC 20005

ARTICLE VI – ADMISSION OF ADDITIONAL MEMBERS

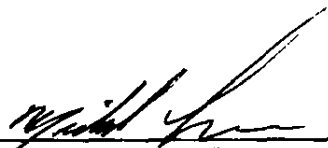
Members shall have the right to admit new members by unanimous consent.

ARTICLE V – REGISTERED OFFICE AND AGENT

The name and street address of the initial registered agent of the Company in the State of Florida is: Michele M. Lewis, Esq., 312 S. Old Dixie Highway, Suite 207, Jupiter, FL 33458.

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service 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 as provided for in Chapter 608, F.S.


Michele M. Lewis, Esq.
Registered Agent

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization at Landown Virginia, ~~Washington, DC~~, on this 13 day of December, 2012.


Joseph R. Accurso
Managing Member / Manager

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2013 JAN -7 AM 11:04
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF VIRGINIA)
County of Loudoun) ss.

The foregoing instrument was subscribed and sworn to before me this 13 day of December 2012, by Joseph R. Accurso [] who is personally known to me or [] who produced Driver's License as identification.

(SEAL)

Barbara T Ryan
Notary Public
My Commission Expires: May 31 2014

City/County of Loudoun (where the
notarial is taking place) Commonwealth of Virginia
The foregoing instrument was acknowledged
before me this 13 day of Dec, 2012
by BARBARA T RYAN
Barbara T Ryan Notary Public Signature
7012272 Notary Registration No.
May 31 2014 My Commission expires



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SECRETARY OF STATE
TALLAHASSEE, FLORIDA