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**FLORIDA LIMITED LIABILITY CO.
THIRD AVENUE PROPERTY HOLDINGS LLC**

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ARTICLES OF ORGANIZATION OF THIRD AVENUE PROPERTY HOLDINGS LLC

A FLORIDA LIMITED LIABILITY COMPANY

The undersigned, under the provisions of Chapter 608 of the Florida Statutes (the "Act"), for the purpose of forming a limited liability company under the laws of the State of Florida, do set forth the following:

ARTICLE I - NAME

The name of the limited liability company is Third Avenue Property Holdings LLC (hereinafter referred to as the "Company").

ARTICLE II - PURPOSES AND POWERS

The general nature of the business to be transacted and which the limited liability company is authorized to transact, in addition to those authorized by the laws of the State of Florida, and the powers of the limited liability company, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes, and in particular, to engage in any activity or business related to the rental of real property and to hold title to real property.
2. In general, to carry on any and all incidental business; to have and to exercise all powers conferred by the laws of the State of Florida, and to do any and all things set forth herein to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of the Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.

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4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department thereof, and to perform and carry out, assign, cancel, or rescind any of such contracts.

5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes enumerated herein otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in such capacity or under such arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest thereof, and to aid, assist, or participate in any lawful enterprise in connection therewith or incidental to such agency, representation, or service, and to render any other service or assistance insofar as it lawfully may under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth herein, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

7. The several clauses contained in this statement of the general nature of the business to be transacted shall be construed as both purposes and powers of this limited liability company, and the statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing herein contained shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under the laws of the State of Florida,

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lawfully carry on, exercise, or do.

ARTICLE III - CAPITAL CONTRIBUTIONS

Contributions to the capital of the Company shall be made by the members, in the manner prescribed by the written Operation Agreement made and entered into by the members and which may be amended from time to time in accordance therewith.

ARTICLE IV - PERIOD OF DURATION

Unless earlier terminated under the Act or the Operating Agreement, the period of duration of this limited liability company shall be perpetual.

ARTICLE V - PRINCIPAL PLACE OF BUSINESS & MAILING ADDRESS

The principal office of this limited liability company shall be at 431 Third Avenue, Indiatlantic, Florida 32903. The mailing address of this limited liability company shall be at 431 Third Avenue, Indiatlantic, Florida 32903. These addresses may be changed from time to time as provided in the Operating Agreement.

ARTICLE VI - MEMBERS

The Company shall have at least one member and may admit additional members on the prior unanimous written consent of the then-existing members, or as otherwise provided in the Operating Agreement. The following individual is the sole member of Third Avenue Property Holdings LLC:

MGRM and President – Ethel Bronya Gonsalves

ARTICLE VII - MANAGEMENT

The overall management and control of the business and affairs of the Company shall be vested in its members, as provided in these Articles of Organization and section 608.407 of the Act. Any and all action by the Company shall require the vote of members holding a majority interest in the Company or as otherwise provided in the Operating Agreement.

ARTICLE VIII - TRANSFER OF MEMBERSHIP INTERESTS

A member's interest is assignable in whole or in part. The assignee of a member's interests shall become a member of the company, upon assignment, only if approved by the members as provided in

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the Operating Agreement and to the extent assigned, shall have the rights and powers, and is subject to the restrictions and liabilities, of the assigning member under these Articles of Organization, the Operating Agreement, and Florida law.

ARTICLE IX - MEMBERSHIP CERTIFICATES

The company may, but is not obligated to issue certificates of membership interest.

ARTICLE X - REGISTERED AGENT

The address of the initial registered office of the limited liability company is 4733 North Highway A1A, Suite 303, Vero Beach, County of Indian River, State of Florida, and the name of its initial registered agent at such address is Jennifer D. Peshke, Esq.

The undersigned, being one of the original members of the Company, hereby certifies that the foregoing constitutes the Articles of Organization of Third Avenue Property Holdings LLC.

Executed at Vero Beach, Indian River County, Florida, on October 11, 2013.

Third Avenue Property Holdings LLC

By: Ethel Bronya Gonsalves
Ethel Bronya Gonsalves, President

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 11th day of October, 2013, by Ethel Bronya Gonsalves, as the President and MGRM of Third Avenue Property Holdings LLC, who is personally known to me or who has produced driver's license as identification.



Laura Wild
Notary Public

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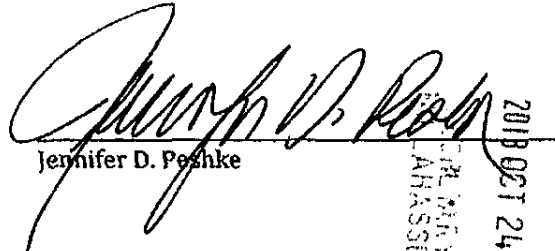
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**ACCEPTANCE OF REGISTERED AGENT
DESIGNATED IN THE ARTICLES OF ORGANIZATION**

Jennifer D. Peshke, an individual residing in this state having a business office identical with the registered office of the company named below, and having been designated as the Registered Agent in the above and foregoing Articles of Organization.

Jennifer D. Peshke is familiar with and accepts the obligations of the position of Registered Agent under Section 608.415, Florida Statutes.

10.11.13
Date


Jennifer D. Peshke

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