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FLORIDA LIMITED LIABILITY CO.
HALLMARK VILLAGE MM, LLC

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION OF
HALLMARK VILLAGE MM, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Florida Statutes Chapter 605, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company is Hallmark Village MM, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 3735 Honeywood Court, Port Arthur, TX 77642.

ARTICLE III - DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS

The name and street address of the registered agent and the registered office of the Company in the State of Florida are:

| <u>Name</u> | <u>Address</u> |
|--------------------|-------------------------------------------------------------|
| NRAI Services Inc. | 1200 S. Pine Island Road, Suite 250 Plantation, FL 33324 |

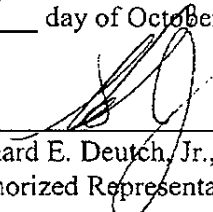
ARTICLE V - MANAGEMENT

The Company shall be manager managed. The name and address of the initial manager is:

Itex Partners, LLC
3735 Honeywood Court
Port Arthur, TX 77642

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TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 9th day of October, 2015.



Richard E. Deutch, Jr.,
Authorized Representative

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for Hallmark Village MM, LLC at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, Florida Statutes.

Dated: October __, 2015

_____, Registered Agent

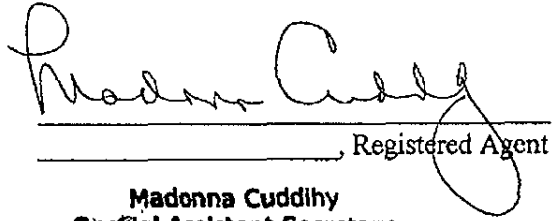
IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this ____ day of October, 2015.

Richard E. Deutch, Jr.,
Authorized Representative

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for Hallmark Village MM, LLC at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, Florida Statutes.

Dated: October 9th, 2015


_____, Registered Agent
Madonna Cuddihy
Special Assistant Secretary