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Florida Department of State  
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FLORIDA LIMITED LIABILITY CO.  
Madison Lutgert Estero LLC

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ARTICLES OF ORGANIZATION  
OF  
MADISON LUTGERT ESTERO LLC

The undersigned, being a duly authorized representative of the Member(s), desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, does hereby adopt the following Articles of Organization:

ARTICLE I  
NAME

The name of the limited liability company is MADISON LUTGERT ESTERO LLC (the "Company").

ARTICLE II  
ADDRESS

The principal mailing address of the company:

670 Water Street SW  
Washington DC 20024

ARTICLE III  
REGISTERED AGENT AND OFFICE

The Company designates CT Corporation System, 1200 South Pine Island Road Plantation, Florida, as the street address of the initial registered office of the Company and names CT Corporation as the Company's initial registered agent at the address to accept service of process within this state.

ARTICLE IV  
DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated in accordance with the Company's Operating Agreement.

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ARTICLE V  
MANAGEMENT

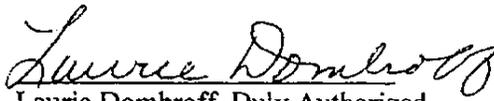
The Company shall be conducted, carried on, and managed by its Member(s). Therefore, it shall be a member-managed Company. The Member(s) shall also have the rights and responsibilities described in the Operating Agreement of the Company. The name and address of the initial managing member of the Company is:

Madison Mercato LLC  
670 Water Street SW  
Washington DC 20024

ARTICLE VI  
PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida including activities within the United States and abroad.

IN WITNESS WHEREOF, the undersigned hereunto set his hand and seal this 4 day of April, 2016.

  
Laurie Dombroff, Duly Authorized  
Representative of the Members