

CORPORATE CHARTER APPROVAL SHEET

****EXPEDITED SERVICE****

**** KEEP WITH DOCUMENT ****

DOCUMENT CODE 40 BUSINESS CODE 20

Close _____ Stock _____ Nonstock _____

P.A. _____ Religious _____

Merging (Transferor) _____

Surviving (Transferee) _____



1000361999059151

ID # W13334719 ACK # 1000361999059151
PAGES: 0003
QUEEN'S LANDING COMMUNITY MARINA, LLC

12/02/2009 AT 12:38 P WO # 0001803551

New Name _____

FEES REMITTED

Base Fee:	<u>100</u>
Org. & Cap. Fee:	_____
Expedite Fee:	<u>50</u>
Penalty:	_____
State Recordation Tax:	_____
State Transfer Tax:	_____
Certified Copies	_____
Copy Fee:	_____
Certificates	_____
Certificate of Status Fee:	_____
Personal Property Filings:	_____
Mail Processing Fee:	_____
Other:	_____

TOTAL FEES: 150

Credit Card Check _____ Cash _____

_____ Documents on _____ Checks

Approved By: 15

Keyed By: _____

COMMENT(S):

_____	Change of Name
_____	Change of Principal Office
_____	Change of Resident Agent
_____	Change of Resident Agent Address
_____	Resignation of Resident Agent
_____	Designation of Resident Agent and Resident Agent's Address
_____	Change of Business Code
_____	Adoption of Assumed Name
_____	Other Change(s)

Code _____

Attention: _____

Mail: Name and Address

**JOHN M. OLIVERI
STE 8
700 MELVIN AVE
ANNAPOLIS MD 21401-1514**

CUST ID: 0002360513
WORK ORDER: 0001803551
DATE: 12-08-2009 01:33 PM
AMT. PAID: \$150.00

ARTICLES OF ORGANIZATION**OF****QUEEN'S LANDING COMMUNITY MARINA, LLC**

The Articles of Organization of Queen's Landing Community Marina, LLC are hereby duly executed, acknowledged and filed by Bob Lissitz, the person duly authorized to do so, pursuant to the Maryland Limited Liability Company Act (the "Act").

1. Name of Company. The name of the Limited Liability Company is: Queen's Landing Community Marina, LLC (the "Company").


2. Purposes of Company. The purposes for which the Company has been formed have been and shall be (a) to purchase the real property known as 501 Queen's Landing Drive Chester, Maryland 21619; (b) to carry on for any other lawful purpose as may be determined in a manner provided in the Operating Agreement of the Company; and (c) to do all things necessary, convenient or incidental to the foregoing.

3. Principal Office and Resident Agent of Company. The principal office, mailing address and place of business of the Company in this State shall be 501 Queen's Landing Drive, Chester, Maryland 21619. The name and address of the resident agent of the Company shall be John M. Oliveri, Esquire 700 Melvin Avenue, Suite 8, Annapolis, Maryland 21401.

4. Dissolution. The Company shall have a perpetual existence.

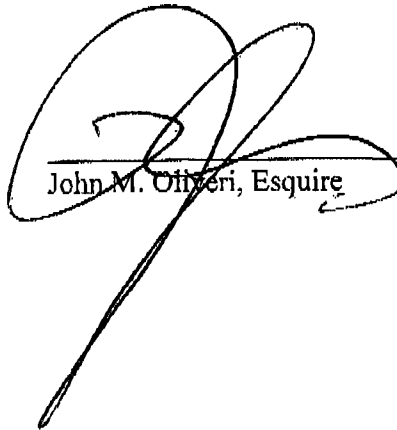
5. Restrictions on Authority. The authority of the members of the Company to act for the Company, solely by virtue of their being members, is limited as set forth in the Operating Agreement of the Company, as amended from time to time.

IN WITNESS WHEREOF, the undersigned organizer of the Company has executed these Articles of Organization as of the first day of December, 2009 on behalf of the Company and acknowledges these Articles of Organization to be the act of the Company.

 (SEAL)

Bob Lissitz, Authorized Agent for
Queen's Landing Community Marina, LLC

I HEREBY CONSENT to my designation in this document as resident agent for Queen's Landing Community Marina, LLC.



John M. Oliveri, Esquire

CUST ID: 0002360513
WORK ORDER: 0001803551
DATE: 12-08-2009 01:33 PM
AMT. PAID: \$150.00

After filing, please return to:

John M. Oliveri, Esquire
Law Office of John M. Oliveri
700 Melvin Avenue, Suite 8
Annapolis, MD 21401
(410) 295-3000