

LO2-000023770

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Charles A. Costin

Cecil G. Costin, Jr.
(1923 - 1990)

Mailing Address:
Post Office Box 98
Port St. Joe, FL 32457-0098

September 11, 2002

Florida Department of State
Corporate Division
Post Office Box 6327
Tallahassee, FL 32314

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-09/12/02--01046--004
****125.00 ****125.00

RE: Cape San Blas Bed and Breakfast, LLC

Dear Sir or Madam:

Enclosed is an original and one copy of the Articles of Incorporation for the above referred corporation. Please return the original, certify the copy, and return the certified copy to us at your earliest convenience.

I have enclosed a check in the amount of \$125.00 to cover the fees.

Sincerely,

Kristy Lee
Kristy Lee

Enclosures

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF ORGANIZATION

OF

CAPE SAN BLAS BED AND BREAKFAST, L.L.C.

The undersigned members to these Articles of Organization, persons competent to contract, hereby form a limited liability company, under Chapter 608, Florida Statutes, and do hereby certify that it has become such company under and pursuant to the following Articles of Organization.

ARTICLE I

Name

The name of the limited liability company is "CAPE SAN BLAS BED AND BREAKFAST, L.L.C."

ARTICLE II

Duration

The company shall have perpetual existence commencing the date of filing.

ARTICLE III

Appointment and Acknowledgment of Designated
Registered Agent and Office Address

The name and street address of this company's initial registered agent is Charles A. Costin, 413 Williams Ave, Port St. Joe, Florida 32456. The address of the initial principal office of this company and its mailing address is 4950 Cape San Blas Road, Port St. Joe, Florida 32456. The registered agent, by his signature hereon, acknowledges that he has read the foregoing Articles of Organization and that she is familiar with and accepts the obligations of her appointment as designated registered agent.

ARTICLE IV

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TALLAHASSEE, FLORIDA

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Right to Admit Additional Members

The member listed below shall have the right to admit additional members; however, each member must unanimously consent to such additional member and to the amount of such additional members contribution to capital.

ARTICLE V
Management

This limited liability company is to be managed by its members in proportion to their capital contributions, as adjusted from time to time to properly reflect any additional contributions or withdrawals by the members.

The duties and responsibilities of management in addition to those set forth in Florida Statute 608.4225 (1993) are as follows: a) to negotiate contracts for lease or purchase of facilities or equipment, b) to maintain and safeguard the cash flow including management of the operating bank account and negotiating with financial institutions for short term capital needs, as may be determined necessary by the owners and management of the company, c) to comply with federal and state tax laws, d) to perform monthly reporting of financial position and the results of operations to the membership along with comparisons to budgeted operations and anticipated cash flows, e) to monitor receivable collections and follow up where necessary, f) to audit monthly cost reports submitted to governmental agencies, g) to monitor compliance with

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TALLAHASSEE, FLORIDA
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policies and procedures established by the membership and management, h) to provide such services as may be agreed to in writing from time to time executed by membership and management.

ARTICLE VI
Membership and Capital Contributions

This limited liability company shall have 1 initial member.

The name and address of this 1 initial member is as follows:

Britt Kuglar 156 Bayway Cr. Duluth, Ga 30096	100% membership
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TALLAHASSEE, FLORIDA

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ARTICLE VII
Voting

Voting on all matters relating to this company shall be vested exclusively in the membership. Each member's vote shall be weighed in proportion to that member's capital account, as adjusted from time to time to properly reflect any addition of contributions or withdrawals by the members. Sharing of profits and losses shall likewise be allocated on the basis of each member's capital account unless modified by separate contract signed by all members.

IN WITNESS WHEREOF, the undersigned member has executed these Articles of Organization on the 10 day of September, 2002; and, in accordance with Section 608.408 (3), Florida Statutes, the execution of these Articles constitutes an affirmation under penalties of perjury that the facts stated herein are true.

ATTEST:



BRITT KUGLAR

STATE OF GEORGIA
COUNTY OF DEKALB

I HEREBY CERTIFY that on this day, before me, the undersigned officer duly authorized in the State and County aforesaid to take acknowledgments and administer oaths, personally appeared **BRITT KUGLAR**, who is personally known to me or who produced DRIVER'S LICENSE as identification, known to me to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same for the purposes therein described.

SWORN TO AND SUBSCRIBED before me this 10 day of September, 2002.

Notary Public, DeKalb County, Georgia
My Commission Expires October 22, 2002

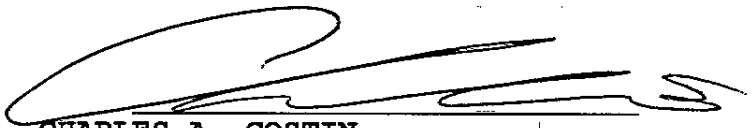

Notary Public

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said act:

First, that **CAPE SAN BLAS BED AND BREAKFAST, L.L.C.**, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Organization, at Port St. Joe, Gulf County, Florida, has named **CHARLES A. COSTIN**, 413 Williams Ave., Port St. Joe, Florida 32456, as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated corporation, at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provision of said act relative to keeping open said office.



CHARLES A. COSTIN

Registered Agent
413 Williams Ave
Port St. Joe, FL 32456

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TALLAHASSEE, FLORIDA

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