

L99000005563



ACCOUNT NO. : 072100000032

REFERENCE : 364343 82866A

AUTHORIZATION :

COST LIMIT : \$ 285.00

Patricia Pizut

ORDER DATE : September 3, 1999

ORDER TIME : 11:07 AM

ORDER NO. : 364343-010

CUSTOMER NO: 82866A

CUSTOMER: John J. Lancaster, Esq
CLARK & CAMPBELL, P.A.
CLARK & CAMPBELL, P.A.
4740 Cleveland Heights Blvd
Lakeland, FL 33813

100002979001--0

DOMESTIC FILING

NAME: ROUTE 19A, L.L.C.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Janna Wilson

EXAMINER'S INITIALS:

Name Availability	MJH
Document Examiner	
Updater	
Updater Verifyer	
Acknowledgement	
W. P. Verifyer	

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 SEP -3 PM 4:43

RECEIVED
99 SEP -3 PM 12:10
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION
OF
ROUTE 19A, L.L.C.
a Florida Limited Liability Company**

The undersigned Managing Member, desiring to form a limited liability company pursuant to the Limited Liability Company Act, hereby states:

ARTICLE I. Name

The name of the Limited Liability Company is:

ROUTE 19A, L.L.C.

ARTICLE II. Address

The mailing address and street address of the principal office of the Limited Liability Company is:

ROUTE 19A, L.L.C.
5015 South Florida Avenue
Lakeland, Florida 33813

ARTICLE III. Term of Existence

This Limited Liability Company shall be perpetual.

ARTICLE IV. Manager

The Limited Liability Company is to be managed by a manager and the name, mailing address and street address of such entity who is to serve as manager is:

ROUTE 19A NORTH JOINT VENTURE,
a Florida General partnership
5015 South Florida Avenue
Lakeland, Florida 33813

ARTICLE V. Admission

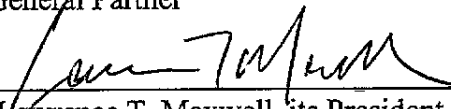
Additional members may be admitted by the unanimous written consent of all members under the terms and conditions agreed to by all of the members.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 SEP - 3 PM 4:43

ARTICLE VI. Continuity

The remaining members of the Limited Liability Company, by unanimous written consent, may continue the Limited Liability Company on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other even which terminates the continued membership of a member in the Limited Liability Company.

ROUTE 19A NORTH JOINT VENTURE,
a Florida general partnership
By: Century Realty Funds, Inc.,
a Florida corporation
its General Partner

By: 
Lawrence T. Maxwell, its President
Managing Member

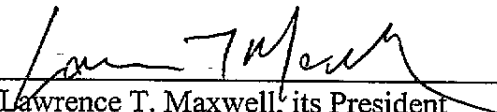
**CERTIFICATE OF DESIGNATION OF REGISTERED
AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

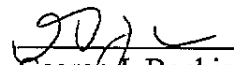
1. The name of the Limited Liability Company is ROUTE 19A, L.L.C..
2. The name and the Florida street address of the registered agent is:

George J. Bochis
5015 South Florida Avenue
Lakeland, Florida 33813

ROUTE 19A NORTH JOINT VENTURE,
a Florida general partnership
By: Century Realty Funds, Inc.,
a Florida corporation
its General Partner

By: 
Lawrence T. Maxwell, its President
Managing Member

Having been named as registered agent and to accept service of process for the above stated Limited Liability Company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


George J. Bochis

**AFFIDAVIT OF CAPITAL CONTRIBUTIONS
OF
ROUTE 19A, L.L.C.**

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME, the undersigned authority, personally appeared LAWRENCE T. MAXWELL, President of Century Realty Funds, Inc., a general partner of Route 19A North Joint Venture, a Florida general partnership, a member of ROUTE 19A, L.L.C., who, upon being sworn, certified as follows:

The undersigned member of ROUTE 19A, L.L.C. certifies:

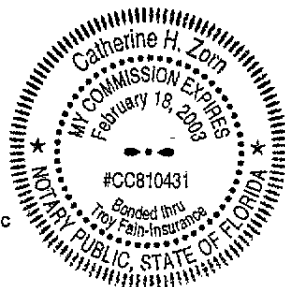
- 1) the above named Limited Liability Company has at least one (1) member;
- 2) the total amount of cash anticipated to be contributed by the members is \$1,100.00
- 3) if any, the agreed value of property other than cash contributed by members is (a description of the property is attached and made a part hereto); and N/A
- 4) the total amount of cash and property contributed and anticipated to be contributed by members \$1,100.00

Under penalties of perjury, I declare that I have read the foregoing and that the facts alleged are true, to the best of my knowledge and belief.

ROUTE 19A NORTH JOINT VENTURE,
a Florida general partnership
By: Century Realty Funds, Inc.,
a Florida corporation
its General Partner

By: *Lawrence T. Maxwell*
Lawrence T. Maxwell, its President
Managing Member

SWORN TO before me, on this the 2nd day of September, 1999, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared LAWRENCE T. MAXWELL, to me personally known or known to me by evidence of to be the person described in and who executed the foregoing instrument and who did take an oath.



Catherine H. Zorn
Notary Public Catherine H. Zorn
My Commission Expires: 2/18/2003
My Commission Number: (C) 810431