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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

EFFECTIVE DATE  
7/15/06

**James P. Durkin**  
**Attorney at Law**  
**2605 East Atlantic Boulevard**  
**Pompano Beach, Florida 33062**  
**(954) 785-1460**

June 30, 2006

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Subject: 108 Waterway Beach Realty, LLC

Dear Registration Section:

The enclosed Articles of Organization and fees are submitted for filing.

Please return all correspondence concerning this matter to the following:

James P. Durkin  
Attorney at Law  
2605 East Atlantic Blvd.  
Pompano Beach, FL 33062

For further information concerning this matter, please call


James P. Durkin at (954) 785-1460.

Enclosed is a check for the following amount: \$160.00.

Please return a Certificate of Status and Certified Copy. An additional copy is enclosed.

Thank you for your attention to this matter.

Yours truly,

  
James P. Durkin

JPD:br

enclosures

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**ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY**

**ARTICLE I-Name**

The name of the Limited Liability Company is:

108 Waterway Beach Realty, LLC.

**ARTICLE II-Address:**

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

Principal Office Address

Mailing Address

c/oJOHN T. CLIXBY  
308E  
100 Waterway Road  
Tequesta, Florida 33469

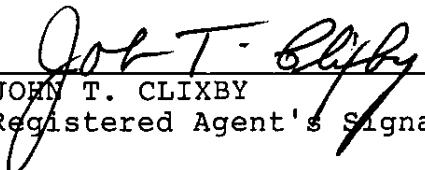
c/oJOHN T. CLIXBY  
308E  
100 Waterway Road  
Tequesta, Florida 33469

**ARTICLE III-Registered agent, Registered Office & Registered Agent's Signature:**

The name and Florida street address of the registered agent are:

JOHN T. CLIXBY  
308E  
100 Waterway Road  
Tequesta, Florida 33469

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 as provided for in Chapter 608, F.S.

  
JOHN T. CLIXBY  
Registered Agent's Signature

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TALLAHASSEE, FLORIDA

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**ARTICLE IV: Managing Members:**

The name and address of the Managing Members is as follows:

**Title:**

"MGRM"= Managing Member

**Name and Address:**

MGMR

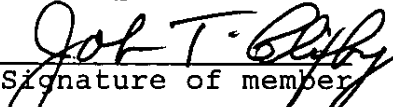
JUDITH CLIXBY  
308E  
100 Waterway Road  
Tequesta, Florida 33469

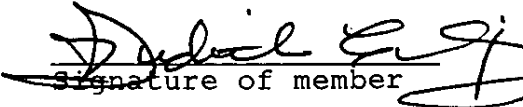
MGMR

JOHN T. CLIXBY  
308E  
100 Waterway Road  
Tequesta, Florida 33469

**ARTICLE V:** The effective date shall be July 15, 2006.

**REQUIRED SIGNATURE:**

  
Signature of member

  
Signature of member

In accordance with section 608.408(3), Florida Statutes, execution of this document constitutes an affirmation under penalties of perjury that the facts stated herein are true.

JOHN T. CLIXBY  
Typed name of signee

JUDITH CLIXBY  
Typed name of signee

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TALLAHASSEE, FLORIDA

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