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THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 781392 11812A

AUTHORIZATION :

Patricia Pigott

MJH

COST LIMIT : \$ 155.00

ORDER DATE : July 31, 2000

ORDER TIME : 10:38 AM

ORDER NO. : 781392-005

800003340008--8

CUSTOMER NO: 11812A

CUSTOMER: Lorri Wilson, Legal Assistant
Walker And Associates, P.a.

Suite 216
235 South Maitland Ave.
Maitland, FL 32751

DOMESTIC FILING

NAME: BUENA VISTA HOSPITALITY
DEVELOPMENT PARTNERS, LC

EFFECTIVE DATE:

XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY

CONTACT PERSON: Norma Hull - EXT. 1115
EXAMINER'S INITIALS:

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 JUL 31 AM 11:55

RECEIVED
00 JUL 31 AM 10:05
DEPARTMENT OF STATE
DIVISION OF CERTIFICATING
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION

OF

BUENA VISTA HOSPITALITY DEVELOPMENT PARTNERS, LC

The undersigned Organizers/Organizing Members to these Articles of Organization, hereby form a limited liability company under the laws of the State of Florida and Chapter 608 of the Florida Statutes.

ARTICLE I - NAME

The name of the limited liability company shall be BUENA VISTA HOSPITALITY DEVELOPMENT PARTNERS, LC, a Florida limited liability company.

ARTICLE II - DURATION

The period of the limited liability company's existence shall be perpetual.

ARTICLE III - PRINCIPAL OFFICE OF COMPANY

The mailing address and the street address of the principal office of the limited liability company shall be 235 South Maitland Avenue, Suite 216, Maitland, Florida 32751.

ARTICLE IV - NAME AND STREET ADDRESS OF REGISTERED AGENT

The name and street address of the initial registered agent in the state of Florida for the limited liability company shall be:

Berry J. Walker, Jr., Esquire
Florida Bar Number 0742960
WALKER AND TUDHOPE, P.A.
235 Maitland Avenue South, Suite 216
Maitland, Florida 32751
Phone: (407) 644-6535
Fax: (407) 644-8369

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DIVISION OF CORPORATIONS
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ARTICLE V - NATURE OF BUSINESS

This limited liability company may engage in or transact any and all lawful activities or business permitted under Chapter 608 of the Florida Statutes, the laws of the United States, the State of Florida, or any other state, county, territory or nation.

ARTICLE VI - RIGHTS OF MEMBERS TO ADMIT ADDITIONAL MEMBERS

The Managers of this limited liability company have the right to admit additional members to the limited liability company in

their sole discretion, upon the unanimous consent of the Managers of this limited liability company.

ARTICLE VII

RIGHT TO CONTINUE BUSINESS OF THE LIMITED LIABILITY COMPANY UPON THE DEATH, RETIREMENT, RESIGNATION, EXPULSION, BANKRUPTCY OR DISSOLUTION OF A MEMBER OR THE OCCURRENCE OF ANY OTHER EVENT WHICH TERMINATED THE CONTINUED MEMBERSHIP OF A MEMBER IN THE LIMITED LIABILITY COMPANY

A. Right of Substitution. The right of a Member to substitute an assignee as contributor in his or her place, and the terms and conditions of the substitution are as follows:

1. A fully executed and acknowledged written instrument of assignment must be filed with the Managers setting forth the intention of the assignor that the assignee become a Member in his or her place;

2. The assignor and the assignee must execute and acknowledge such other instruments as the Managers may deem necessary or desirable to effect such admission, including the written acceptance and adoption by the assignee of the provisions of the Articles of Organization and a written opinion of counsel that the assignment does not violate any provision of federal, state or local law, ordinance, rule or code section, or any provision of the Articles of Organization;

3. A reasonable transfer fee shall have been paid to the limited liability company; and

4. The written consent of the Managers to the substitution must be obtained, the denial of which is in the sole and absolute discretion of the Managers.

B. Admission of Additional Members. The Managers of this limited liability company have the right to admit additional Members in their sole discretion.

C. Termination of Membership of a Member. The membership of a Member in this limited liability company may only be terminated upon the occurrence of any of the following events: death, retirement, resignation, bankruptcy or dissolution of a member or the occurrence of any other event which terminates the continued membership of a Member of this limited liability company. Upon the termination of a Member's membership in this limited liability company for any reason other than the death of a Member, the Organization shall, within 120 days following such termination, pay the fair market value of the terminated Member's interest in the limited liability company, to the Member. Upon the death or legal incapacity of a Member, his or her interest will pass to his or her

personal representative, executor, executrix, legal representative, beneficiaries, or heirs at law. Said transferees will then be entitled to the rights of an assignee as provided herein. The Company shall not terminate upon the filing of Bankruptcy by any Member or Manager of the Company, provided, however, that any Member or Manager who files for protection under the United States Bankruptcy Code, or any state law regarding protection of debtors, shall lose his/her/its rights to vote under this Agreement and shall further lose his/her/its rights to be a Manager of the Company, as the case may be.

D. Right to Continue Business. All of the remaining Members of this limited liability company may elect to continue the business of this limited liability company upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of any other event which terminates the continued membership of a Member of this limited liability company, upon the vote of a majority of the remaining Members of this limited liability company.

COUNT VIII - MANAGEMENT OF THE ORGANIZATION

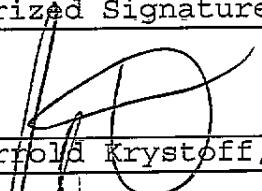
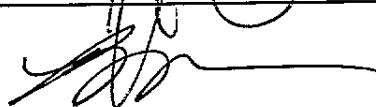
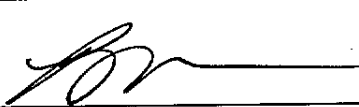
This limited liability company shall be managed by the Managers, whose names and addresses are:

Name	Address
Jerrold Krystoff	1007 North Federal Highway, Suite 125, Fort Lauderdale, Florida 33304
Berry J. Walker, Jr.	235 S. Maitland Ave., Suite 216 Maitland, FL 32751

The Managers shall serve as the managers of the limited liability company until the first annual meeting of the members or until their successors are elected and qualify. Provided, however, there shall be two Managers of the Company, and Buena Vista Hotel Partners, LC shall have the right to appoint one of said two Managers.

ORGANIZING MEMBERS:

IN WITNESS WHEREOF, the parties hereto have executed this Agreement or a counterpart as of the day and year first above-written.

Name or Organizing Member	Authorized Signature
Buena Vista Hotel Partners, LC, a Florida limited liability company	By:  Jerrold Krystoff, Manager
Berry J. Walker, Jr.	 Berry J. Walker, Jr.
Berry J. Walker, Jr., Trustee of the BVHD Irrevocable Trust	 Berry J. Walker, Jr., Trustee

STATE OF: FLORIDA
COUNTY OF: ORANGE


Before me, the undersigned notary public, the foregoing instrument was sworn to, acknowledged and subscribed to before me this 6th day of April, 2000, by JERROLD KRYSTOFF, who did take an oath.

Check One:

☐ He/she is personally known to me; or
☒ He/she has produced a Florida Driver License as identification.



Alicia B Walmer
My Commission CC888685
Expires November 16, 2003


NOTARY PUBLIC
(typed-printed or stamped name)
My Commission Expires:

STATE OF: FLORIDA
COUNTY OF: ORANGE


Before me, the undersigned notary public, the foregoing instrument was sworn to, acknowledged and subscribed to before me this 6th day of April, 2000, by Berry J. Walker, Jr., who did take an oath.

Check One:

☒ He/she is personally known to me; or
☐ He/she has produced _____ as identification.



Alicia B Walmer
My Commission CC888685
Expires November 16, 2003


NOTARY PUBLIC
(typed-printed or stamped name)
My Commission Expires:

STATE OF: FLORIDA
COUNTY OF: ORANGE

Before me, the undersigned notary public, the foregoing instrument was sworn to, acknowledged and subscribed to before me this 6th day of April, 2000, by Berry J. Walker, Jr., Trustee, who did take an oath.

Check One:

☒ He/~~she~~ is personally known to me; or
☐ He/she has produced _____ as identification.



Alicia B Walmer
My Commission CC888685
Expires November 16, 2003

Alicia B. Walmer
NOTARY PUBLIC

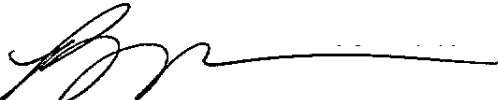
(typed-printed or stamped name)
My Commission Expires:

DESIGNATION OF AND ACCEPTANCE BY REGISTERED AGENT

The following is submitted in compliance with the laws of the State of Florida, Chapter 608 of the Florida Statutes. BUENA VISTA HOSPITALITY DEVELOPMENT PARTNERS, LC, a Florida limited liability company, organizing under the laws of the State of Florida with its principal office located at 235 South Maitland Avenue, Suite 216, Maitland, Florida 32751, has named Berry J. Walker, Jr., whose address is 235 South Maitland Avenue, Suite 216, Maitland, Florida 32751, as its Agent to accept service of process within this State.

ACCEPTANCE:

I, Berry J. Walker, Jr., agree to act as the Registered Agent of BUENA VISTA HOSPITALITY DEVELOPMENT PARTNERS, LC, a Florida limited liability company, and I agree to accept service of process; to keep the office open during prescribed hours; to post my name (and any other officers of said corporation authorized to accept service of process at the above designated address) in some conspicuous place in the office as required by law. I am familiar with, and accept the obligations of the position of Registered Agent of BUENA VISTA HOSPITALITY DEVELOPMENT PARTNERS, LC, a Florida limited liability company.



Berry J. Walker, Jr., Esquire
Florida Bar Number 0742960
WALKER AND TUDHOPE, P.A.
235 Maitland Avenue South, Suite 216
Maitland, Florida 32751
Phone: (407) 644-6535
Fax: (407) 644-8369

STATE OF FLORIDA
COUNTY OF ORANGE

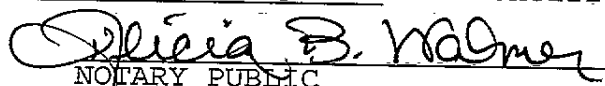
Before me, the undersigned notary public, the foregoing instrument was sworn to, acknowledged and subscribed to before me this 6th day of April, 2000, by BERRY J. WALKER, JR., who did take an oath.

Check One:

☒ He/~~she~~ is personally known to me; or
☐ He/she has produced _____ as identification.



Alicia B Walmer
My Commission CC88685
Expires November 16, 2003



NOTARY PUBLIC

(typed-printed or stamped name of Notary)
My Commission Expires: