

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

LO1000000/372

LOT 27, Eagle Run
Drive, L.L.C.

900003581889--8
-01/26/01--01111--001
****125.00 ****125.00

Art of Inc. File	
LTD Partnership File	
Foreign Corp. File	
<input checked="" type="checkbox"/> L.C. File	
Fictitious Name File	
Trade/Service Mark	
Merger File	
Art. of Amend. File	
RA Resignation	
Dissolution / Withdrawal	
Annual Report / Reinstatement	
Cert. Copy	
<input checked="" type="checkbox"/> Photo Copy	
Certificate of Good Standing	
Certificate of Status	
Certificate of Fictitious Name	
Corp Record Search	
Officer Search	
Fictitious Search	
Fictitious Owner Search	
Vehicle Search	
Driving Record	
UCC 1 or 3 File	
UCC 11 Search	
UCC 11 Retrieval	
Courier	

APPROVED
AND
FILED
01 JAN 26 AM 11:41
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED
01 JAN 26 AM 10:41
DEPT. OF REVENUE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

Signature

Requested by:

Name

Date

Time

Walk-In

Will Pick Up

130 1/26/01 9:43

12601

ARTICLES OF ORGANIZATION
FOR
LOT 27, EAGLE RUN DRIVE, L.L.C.

The undersigned certify that I have associated myself for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. I further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

ARTICLE I

NAME AND PLACE OF BUSINESS

The name of the limited liability company shall be LOT 27, EAGLE RUN DRIVE, L.L.C., and its principal office and mailing address shall be at 695 Tarpon Bay Road, Sanibel, FL 33957 but it shall have the power and authority to establish branch offices at any other place or places as the member(s) may designate.

ARTICLE II

PURPOSES AND POWERS

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to

SECRET
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 01-11-01 BY 60322

01 JAN 26 AM 11:41

APPROVED
AND
FILED

hold, utilize, and in any manner dispose of the rights and property so acquired.

4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.
5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights and privileges, and immunities of limited liability companies for profit.
6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

APPROVED
AND
FILED
01 JAN 26 AM 11:41
CLERK OF STATE
TALLAHASSEE, FLORIDA

MANAGEMENT

1031 Real Estate Exchange Services, Inc.; 695 Tarpon Bay Road, Sanibel, FL 33957

MEMBERSHIP RESTRICTIONS

A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members.

ARTICLE V

PROFITS AND LOSSES

- (a) *Profit Sharing.* The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to an equal distributive share of the profits. The distributive share of the profits shall be determined and paid to the members each year on the anniversary date of the commencement of the business of the limited liability company.
- (b) *Losses.* All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and

APPROVED
AID
FILED

01 JUN 25 11:41

the profits of the business, or, if these sources are insufficient to cover such losses, by members in equal shares.

ARTICLE VI

DURATION

The company shall commence its existence on the date these Articles of Organization are filed by the Florida Department of State. The company's existence shall be perpetual unless the company is earlier dissolved as provided in these Articles of Organization.

ARTICLE VII

INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered agent and office of the limited liability company is Dave Owens, 695 Tarpon Bay Road, Sanibel, FL 33957, County of Lee, State of Florida.

The undersigned, being an original member of the limited liability company, certifies that this instrument constitutes the proposed Articles of Organization of LOT 27, EAGLE RUN DRIVE, L.L.C.

Executed by the undersigned at Sanibel, State of Florida, on the 22nd of January, 2001.

1031 Real Estate Exchange Services, Inc.

By: *Dave Owens*
Dave Owens, Managing Member

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 22nd day of January, 2001, by Dave Owens for 1031 Real Estate Exchange Services Inc., as Managing Member, on behalf of LOT 27, EAGLE RUN DRIVE, L.L.C, a limited liability company, who is personally known to me.

Richard A. Collman
Notary Public

SEAL:



Richard A. Collman
MY COMMISSION # CC866906 EXPIRES
October 24, 2003
BONDED THRU TROY FAIR INSURANCE, INC.

01 JAN 26 PM 11:41
APPROVED
AND
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA