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LIMITED LIABILITY COMPANY
1031 REVERSE EXCHANGE COMPANY LLC

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Prepared By & Return To:
 Ronald S. Urkovich
 Attorney At Law
 2323 Wooster Lane, Suite 2
 Sanibel, Florida 33957 (941) 472-9082

ARTICLES OF ORGANIZATION OF 1031 REVERSE EXCHANGE COMPANY LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I -- Name

The name of the limited liability company shall be 1031 REVERSE EXCHANGE COMPANY LLC

ARTICLE II -- Address

The street address of the principal office of the company shall be 695 Tarpon Bay Road, #5, Sanibel, Florida 33957. The mailing address of the L. L.C. shall 695 Tarpon Bay Road, #5, Sanibel, Florida 33957.

ARTICLE III -- Registered Agent, Registered Office, & Registered Agent's Signature

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

Ronald S. Urkovich,
 2323 Wooster Lane, Suite 2
 Sanibel, FL 33957.

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.

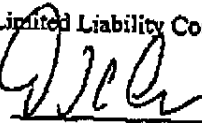

 Ronald S. Urkovich

ARTICLE IV -- Management

The Limited Liability company is to be managed by one or more managers and is, therefore, a manager-managed company.

ARTICLE V -- Effective Date

The effective date of the beginning of business of this Limited Liability Company shall be April 9, 2001



David A. Owens, President of Island Financial Services, Inc. Signee

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