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Law Offices

LINSKY & REIBER

April 9, 2001

Florida Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

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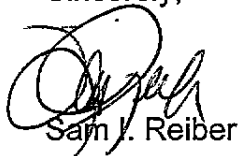
RE: LLC Filing--Summit Venture I
Summit Venture II

Dear Sir/Madam:

Enclosed please find Articles of Organization for the two above-referenced limited liability companies, as well as checks for the filing fees.

Thank you.

Sincerely,


Sam J. Reiber

SIR/km
Enclosures

FILED
01 APR 13 PM 11:42
SEC. OF STATE
TALLAHASSEE, FLORIDA

mtu
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**ARTICLES OF ORGANIZATION
OF
SUMMIT VENTURE I, LLC**

The undersigned hereby certifies that we have associated ourselves for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges and communities of limited liability companies for profit. I further declare that the following Articles shall be the Charter and authority for the conduct of business of said limited liability company.

ARTICLE I

NAME

The name of this limited liability company shall be SUMMIT VENTURE I, LLC.

ARTICLE II

ADDRESS

The mailing address and street address of the principal office of this limited liability company shall be at 3415 W. Cypress Street, Tampa, Florida 33607.

ARTICLE III

EXISTENCE

This limited liability company shall be perpetual or until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

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01 APR 10 PM 11:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE IV

MANAGEMENT

Management of this limited liability company is reserved to the following whose name and address is:

Ken Van Ness, President
Summit Property Group, Inc.
3415 W. Cypress Street
Tampa, Florida 33607

IN WITNESS WHEREOF, I have signed the Articles of Organization and acknowledge them this 9th day of April, 2001.

Summit Property Group, Inc.

By:



Ken Van Ness, President & Authorized
Representative of a Member

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

FILED
01 APR 23 PM 11:42
CLERK OF THE COURT
HILLSBORO COUNTY, FLORIDA

**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 Summit Venture I, LLC.
2. The name and street address of the registered agent is:

Sam I. Reiber, Esquire
601 E. Twiggs St., Suite 200
Tampa, Florida 33602

ACCEPTANCE OF REGISTERED AGENT

Having been named as the registered agent 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. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of the position of registered agent.



SAM I. REIBER, Registered Agent

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