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REFERENCE : 449090 5674A

AUTHORIZATION :

Patricia Pizito

COST LIMIT : \$ 155.00

ORDER DATE : August 28, 2001

ORDER TIME : 10:08 AM

ORDER NO. : 449090-005

CUSTOMER NO: 5674A

CUSTOMER Robert C. Burke, Jr., Esq
Kimpton Burke & White

Suite 100
28059 U.S. Highway 19, North
Clearwater, FL 33761

700004561937--9

DOMESTIC FILING

NAME: SANDPIPER MOBILE HOME PARK,
L.L.C.

EFFECTIVE DATE:

____ ARTICLES OF INCORPORATION
____ CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
____ PLAIN STAMPED COPY
____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Betty Young - EXT. 1112

EXAMINER'S INITIALS:

01 AUG 29 PM 12:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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AND
FILED

JB
8/29/01

ARTICLES OF ORGANIZATION**OF****SANDPIPER MOBILE HOME PARK, L. L.C.**

The undersigned certify that we have associated ourselves together 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. We 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 PRINCIPAL PLACE OF BUSINESS**

The name of the limited liability company shall be SANDPIPER MOBILE HOME PARK, L.L.C., and its principal office shall be located at 2635 East Lake Trail, Tarpon Springs, Florida 34689, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate. The mailing address of the company shall be the same as the principal address.

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

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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, 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 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 now 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.

ARTICLE III

EXERCISE OF POWERS

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company, by majority vote of the members thereof. This Article may be amended from time to time in the regulations of the limited liability company by majority vote of the members of the limited liability company.

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ARTICLE IV.

MANAGEMENT

Management of this limited liability company is reserved to its members, by majority vote in interest, whose names and addresses are as follows:

Timothy P. Mockler Living Trust dated October 27, 1992
Timothy P. Mockler, Trustee
2635 East Lake Trail
Tarpon Springs, Florida 34689

ARTICLE V.

MEMBERSHIP RESTRICTIONS

Members shall have the right to admit new members by majority consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

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

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members.

In the event that any member desires, voluntarily or involuntarily, to sell, assign, pledge, or otherwise transfer or encumber in any manner or by any means whatsoever, all or a part of his membership interest, such member shall give notification to all other members, in writing, return receipt requested. The other members then existing shall then have an option to purchase proportionately all of the membership interest of the member desirous of sale as set out above. The other members shall evidence the exercise of such option by given written notice of such exercise within thirty (30) days of receipt of the selling member's desire to so sell. Closing shall then take place on or before sixty (60) days thereafter with respect to such membership interest to be purchased by the electing members. If more than one member then exists, such interest shall be proportionate amongst the members purchasing same. Upon any member failing to exercise its option to purchase, such member's entitlement shall be divided proportionately amongst all other members desirous of purchase. The purchase price shall be that of a right of first refusal matching the price as offered by any third party purchaser, converting all non-cash purchase considerations to reasonable cash equivalency, and payable in accordance with the same terms as that as offered by such third party purchaser. If such purchase is of an involuntary nature, then the purchase price shall

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be the fair market value of such member's interest as determined by mutually acceptable appraiser, and if an appraiser is not mutually accepted, then as determined by arbitration.

ARTICLE VI.

PROFITS AND LOSSES

1. **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 a distributive share of the profits proportionate to their membership interests. The distributive share of the profits shall be determined and paid to the members on or before April 1 of each year in respect of the preceding calendar year.

2. **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 the profits of the business, or, if these sources are insufficient to cover such losses, by the members proportionate to their membership interests.

ARTICLE VII.

DURATION

This limited liability company shall exist for a period of forty (40) years, or such shorter time until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

ARTICLE VIII.

INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is 2635 East Lake Trail, Tarpon Springs, Florida 34689, and the name of the company's initial registered agent at that address is Timothy P. Mockler.

The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of Sandpiper Mobile Home Park, L.L.C.

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AND
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TALLAHASSEE, FLORIDA

Executed by the undersigned at Clearwater, Florida, on the 28th day of August, 2001.

TIMOTHY P. MOCKLER LIVING TRUST
DATED OCTOBER 27, 1992

By: 

Timothy P. Mockler, Trustee

AND
FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATEMENT DESIGNATING REGISTERED AGENT AND OFFICE

STATE OF FLORIDA
COUNTY OF PINELLAS

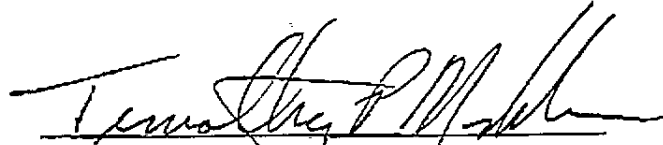
Pursuant to the provisions of Sections 608.415 and 608.407(1)(d) of the Florida Limited Liability Company Act, the limited liability company identified below submits the following statement in designating its registered office and registered agent in the State of Florida:

The name of the limited liability company is SANDPIPER MOBILE HOME PARK, L.L.C.

The name of the registered agent for SANDPIPER MOBILE HOME PARK, L.L.C. is TIMOTHY P. MOCKLER and the street address of the company's principal office where the agent is located is 2635 East Lake Trail, Tarpon Springs, Florida 34689.

This statement is to acknowledge that, as indicated above, SANDPIPER MOBILE HOME PARK, L.L.C. has appointed me, Timothy P. Mockler, as its registered agent to accept service of process for the company at the place designated above in this certificate. I accept this 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.

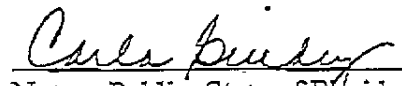
Dated this 28th day of August, 2001.


TIMOTHY P. MOCKLER

The foregoing instrument was acknowledged before me this 28th day of August, 2001, by TIMOTHY P. MOCKLER, agent on behalf of SANDPIPER MOBILE HOME PARK, L.L.C., a limited liability company. He is (X) personally known to me or () has produced a Florida driver's license as identification.



Carla Guidry
MY COMMISSION # CC765268 EXPIRES
September 3, 2002
BONDED THRU TROY FAIN INSURANCE, INC.


Notary Public, State of Florida
Name: _____
Serial No: _____
Commission Expires: _____

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CLERK OF STATE
TALLAHASSEE, FLORIDA

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