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From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
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LIMITED LIABILITY COMPANY

110 VERA CRUZ CONDO, L.L.C.

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ARTICLES
OF
ORGANIZATION

OF 110 VERA CRUZ CONDO, L.L.C.

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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 110 Vera Cruz Condo, L.L.C.

ARTICLE II
Address

The street address of the principal office of the company shall be 110 Vera Cruz Condo, Vero Beach, FL 32963. The mailing address of the L. L.C. shall be C/O Island Financial Services, Inc. 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 is:

David A. Owens
695 Tarpon Bay Road, #5
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.


David A. Owens

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Management**

The Limited Liability Company is to be managed by one manager 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 March 5, 2002



1031 Reverse Exchange Company, LLC

David A. Owens, Signee

Signature of a member (In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

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