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Florida Department of State

Division of Corporations

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Fax Number : (850)205-0393

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DIVISION OF CORPORATION

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LIMITED LIABILITY COMPANY

Albany Property, LLC

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

April 2, 2002

BUSH ROSS GARDNER WARREN & RUDY, P.A.

SUBJECT: ALBANY PROPERTY, LLC
REF: W02000009152

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The registered agent must sign accepting the designation.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6967.

Michelle Hodges
Document Specialist

FAX Aud. #: H02000070732
Letter Number: 602A00019354

Fax Audit No.: (((H02000070732 1)))

**ARTICLES OF ORGANIZATION
OF
ALBANY PROPERTY, LLC**

The undersigned, a member of the captioned limited liability company, under the provisions of the Florida Limited Liability Company Act, Chapter 608, Florida Statutes (the "Act"), hereby files the following Articles of Organization:

ARTICLE I

Name

The name of the limited liability company to be formed hereunder is

"ALBANY PROPERTY, LLC"

ARTICLE II

Period of Duration

The Company shall commence its existence on the date these Articles of Organization are filed with the Florida Department of State and thereafter shall remain in existence until such time as the occurrence of any dissolving event defined in the Company's Operating Agreement.

ARTICLE III

Address of Principal Office

The Company's mailing address and the street address of its principal office shall be 1302 North 19th Street, Suite 175, Tampa, Florida 33605.

ARTICLE IV

Name and Street Address of Initial Registered Agent

The Company's initial registered agent shall be Daniel B. Howell, whose address is 1302 North 19th Street, Suite 175, Tampa, Florida 33605.

ARTICLE IV

Additional Members

Additional members may be admitted to the Company only in the manner set forth in the Company's Operating Agreement.

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TALLAHASSEE, FLORIDA

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ARTICLE VI
Management of the Company

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

ARTICLE VII
Continuation of the Company

The death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Company (an "Event") shall not cause the Company to be dissolved; provided that if, following the occurrence of such Event, no member shall remain, then dissolution shall be deemed to occur upon the date of the Event unless, within the succeeding six month period, any personal or other legal representative of such last member agrees in writing that (a) the Company shall be continued without dissolution, and (b) such representative or any nominee or designee thereof shall be admitted to the Company as a member thereof, effective as of the occurrence of the Event. Under that latter circumstance, the Company shall continue in effect and shall not be deemed dissolved.

ARTICLE VIII
Operating Agreement

The power to adopt, alter, amend or repeal an Operating Agreement, whose purpose shall be to regulate the Company's affairs, the conduct of its business activities, and to govern the relations between or among multiple members shall be vested in the Company's members.

ARTICLE IX
Indemnification

The Company shall have the power, but not the absolute obligation, to indemnify any member, manager, agent or other person having a relationship with the Company, or his, her or its personal representatives, devisees, heirs, successors or assigns, in the manner and to the extent contemplated by §608.4229, Florida Statutes, or any successor thereto.

IN WITNESS THEREOF, the undersigned has executed these Articles of Organization this 22nd day of March, 2002.

Bay Villa Developers, Inc., a member

By: 

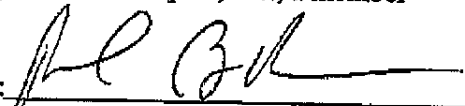
Richard B. Hadlow,
Authorized Representative

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**CERTIFICATE DESIGNATING
REGISTERED AGENT**

Pursuant to the provisions of §§48.091 and 608.415, Florida Statutes, Albany Property, LLC, desiring to organize as a limited liability company under the laws of the State of Florida, by action of its members, hereby designates Daniel B. Howell as its Registered Agent for the purpose of accepting service of process within such State, and designates the business address of its Registered Agent, 220 South Franklin Street, Tampa, Florida 33602, as its Registered Office.

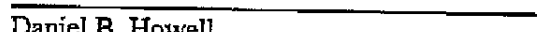
Bay Villa Developers, Inc., a member

By: 
Richard B. Hadlow, Authorized Representative

ACKNOWLEDGMENT

The undersigned hereby accepts his appointment as Registered Agent of the above named limited liability company and agrees to act as such in accordance with the provisions of §§48.091 and 608.415, Florida Statutes. The undersigned is familiar with and accepts the obligations of such position.

Daniel B. Howell /S/


Daniel B. Howell

255493.1

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