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ACCOUNT NO. : 072100000032

REFERENCE : 739075 149697A

AUTHORIZATION :

COST LIMIT : \$ 125.00

Patricia Pigato

FILED
02 SEP 11 PM 1:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ORDER DATE : September 10, 2002

ORDER TIME : 8:05 AM

ORDER NO. : 739075-005

CUSTOMER NO: 149697A

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CUSTOMER: Karen M. Brown, Legal Asst
Swann & Hadley, P.A.

Suite 160
1031 West Morse Boulevard
Winter Park, FL 32789

DOMESTIC FILING

NAME: CONDO PARTNERS II, LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Norma Parramore - EXT. 1147

EXAMINER'S INITIALS: _____

BK

RECEIVED
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DIVISION OF CORPORATION

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TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION
FOR
Condo Partners II, LLC**

The undersigned, desiring to form a limited liability company under and pursuant to Florida Statute 608 entitled "Florida Limited Liability Company Act," do hereby adopt the following Articles of Organization for such company:

ARTICLE I - NAME

The name of the company shall be: **Condo Partners II, LLC** ("Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is:

c/o Swann & Hadley, P.A.
1031 W. Morse Blvd.; Suite 160
Winter Park, Florida 32789


**ARTICLE III - 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: **Condo Partners II, LLC**
2. The name and the Florida street address of the registered agent are:

Douglas M. Cook
c/o Swann & Hadley, P.A.
1031 W. Morse Blvd.; Suite 160
Winter Park, Florida 32789

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.


Signature

ARTICLE IV - DURATION

The period of duration for the Company shall be **Perpetual** unless terminated by the unanimous written agreement of all members or by the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or upon the occurrence of any other event which terminates the continued membership of the member, unless the business of the Company is continued by the consent of all of the remaining members, or by amendment of these Articles of Organization providing for the continued existence of the limited liability company subsequent to the foregoing events.

ARTICLE V - MANAGEMENT

The Company is to be managed by a member and the name and address of the managing member is:

Douglas M. Cook
c/o Swann & Hadley, P.A.
1031 W. Morse Blvd.; Suite 160
Winter Park, Florida 32789

ARTICLE VI - ADMISSION OF ADDITIONAL MEMBERS

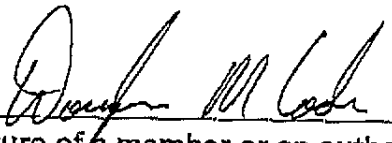
The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be: Additional members may be admitted upon the approval of a majority of the members of the Company, upon the written application of such new member, in the manner set forth in the Operating Agreement of the Company.

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ARTICLE VII – MEMBERS' RIGHTS TO CONTINUE BUSINESS

The right, if given, of the remaining members of the Company to continue the business on 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 shall be: the remaining members of the Company may continue the business upon the termination of membership of a member in the Company on unanimous agreement and as provided in the Operating Agreement of the Company.

(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.)



Signature of a member or an authorized
representative of a member.