

Sent by: GREENBERG TRAURIG

Division of Corporations

0742 19;

2/02 11:05;

IntFax #32;

1/4

L03000000/34

03 JAN -2 PM 3:44

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H03000000231 8)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 205-0383

From:

Account Name : GREENBERG TRAURIG (ORLANDO)
Account Number : 103731001374
Phone : (407) 418-2435
Fax Number : (407) 420-3909

LIMITED LIABILITY COMPANY

AVALON ISLE COMMERCIAL, LLC

AL

Certificate of Status	1
Certified Copy	1
Page Count	03
Estimated Charge	\$160.00

Electronic Filing Menu

Corporate Filing

Public Access Help

Fax Audit No.: H03000000231 8

FILED

03 JAN -2 PM 3:44

ARTICLES OF ORGANIZATION
OF

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AVALON ISLE COMMERCIAL, LLC
a Florida limited liability company

The undersigned, for the purpose of organizing a limited liability company pursuant to the laws of the State of Florida, does hereby adopt the following Articles of Organization, and does hereby agree and certify as follows:

ARTICLE ONE - NAME

The name of the limited liability company shall be AVALON ISLE COMMERCIAL, LLC (the "Company").

ARTICLE TWO - COMMENCEMENT OF EXISTENCE

This Company shall commence existence on the date these Articles of Organization are accepted and filed with the Florida Department of State and shall continue until terminated in accordance with the Operating Agreement of the Company.

ARTICLE THREE - MAILING ADDRESS AND STREET ADDRESS OF PRINCIPAL OFFICE

The mailing address and the street address of the principal office of the Company shall be 200 Pasadena Place, Orlando, Florida 32803.

ARTICLE FOUR - INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of the Company shall be located at 200 Pasadena Place, Orlando, Florida 32803 and the initial registered agent of the Company at that address shall be STEPHEN E. BRANDON. The Company may change its registered agent or the location of its registered office, or both, from time to time without amendment to these Articles of Organization.

ARTICLE FIVE - PURPOSES AND GENERAL POWERS

The purpose for which the Company is organized is to engage in any and all businesses and activities permitted by the laws of the State of Florida. The Company shall have all of the powers vested in a limited liability company organized and existing by virtue of such laws.

ARTICLE SIX - MANAGEMENT

The Company shall be a manager-managed company. The Company shall be managed by at least one (1) manager. The number of managers may be increased as provided in the Operating Agreement of the Company.

This document was prepared by:
Russell P. Hintze, Esq.
Florida Bar No. 0716839
Post Office Box 4923
Orlando, Florida 32802-4923
Telephone (407) 317-8562

Fax Audit No.: H03000000231 8

Fax Audit No.: H03000000231 8

FILED

03 JAN -2 PM 3:44

CLERK OF STATE
TALLAHASSEE, FLORIDA

ARTICLE SEVEN - AMENDMENT

The Company reserves the right to amend or repeal any provisions contained in these Articles of Organization, or any amendment hereto, and any right conferred upon the Members is subject to this reservation, which amendment or repeal shall only be effectuated by the unanimous written approval of all Members of the Company or as otherwise provided in an Operating Agreement for the Company.

ARTICLE EIGHT - ADOPTION OF OPERATING AGREEMENT

The Company shall adopt an Operating Agreement for the Company, which may contain any provisions for the regulation and management of the business and affairs of the Company not inconsistent with these Articles of Organization, or Chapter 608 of the Florida Statutes.

ARTICLE NINE - HEADINGS AND CAPTIONS

The headings or captions of these various Articles of Organization are inserted for convenience and none of them shall have any force or effect, and the interpretation of the various articles shall not be influenced by any of said headings or captions.

IN WITNESS WHEREOF, the undersigned Member does hereby make and file these Articles of Organization declaring and certifying that the facts stated herein are true, and hereby subscribes thereto and hereunto sets its hand and seal this 23rd day of December, 2002.

BOULEVARD PARTNERS, LLP, a Florida limited liability partnership, Member

By: BRANDON LAND AND DEVELOPMENT
COMPANY, INC., a Florida corporation

By: 
Stephen E. Brandon, President

Fax Audit No.: H03000000231 8

FILED

03 JAN -2 PM 3:44

REGISTERED AGENT CERTIFICATE OF ACCEPTANCE

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with Section 608.415, Florida Statutes, the following is submitted:

AVALON ISLE COMMERCIAL, LLC (the "Company") desiring to organize as a domestic limited liability company or qualify under the laws of the State of Florida has named and designated STEPHEN E. BRANDON as its Registered Agent to accept service of process within the State of Florida with its registered office located at 200 Pasadena Place, Orlando, Florida 32803.

ACCEPTANCE

Having been named as Registered Agent for the Company at the place designated in this Certificate, I hereby agree to act in this capacity; and I am familiar with and accept the obligations of that position as set forth in Chapter 608, Florida Statutes, as the same may apply to the Company.

Dated this 23 day of December, 2002.



STEPHEN E. BRANDON , Registered Agent