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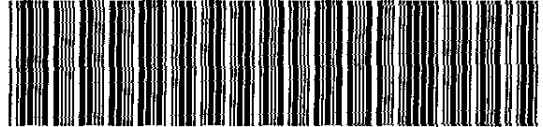
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*2/4 [signature]*

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02/03/03--01062--023 \*\*465.00

**FILED**  
03 FEB -3 AM 8:42  
TALLAHASSEE, FL

**HAROLD E. WOLFE, JR., P.A.**

**ATTORNEYS AND COUNSELORS AT LAW**

**SUITE 302, EXECUTIVE CENTRE  
2300 PALM BEACH LAKES BOULEVARD  
WEST PALM BEACH, FLORIDA 33409-3306**

**TELEPHONE: (561) 697-4100**

**FAX: (561) 697-4101**

**E-MAIL: hewjr@ix.netcom.com**

**HAROLD E. WOLFE, JR.\***

**\*ADMITTED TO BARS OF:**

**FLORIDA  
GEORGIA  
ALABAMA**

**January 22, 2003**

**\* FLORIDA BAR BOARD  
CERTIFIED TAX ATTORNEY  
\* FLORIDA BAR BOARD  
CERTIFIED ESTATE  
PLANNING AND PROBATE  
ATTORNEY**

**SECRETARY OF STATE  
Division of Corporations  
409 E. Gaines Street  
Post Office Box 6327  
Tallahassee, Florida 32314**

**FILED  
03 FEB -3 AM 8:42  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA**

**Re: Recording of the Articles of Organization for  
M. Scribner Properties, L.L.C.;  
P. Scribner Properties, L.L.C. and  
M/P Scribner Properties, L.L.C.**

**Dear Sir/Madam:**

**Enclosed please find the original and one (1) copy of the following Articles of Organization:**

- 1) M. Scribner Properties, L.L.C.;**
- 2) P. Scribner Properties, L.L.C.; and**
- 3) M/P Scribner Properties, L.L.C.**
- 4)**

**Please file these Articles of Organization in the Public Records. Also enclosed is this firm's check in the amount of Four Hundred Sixty-Five Dollars (\$465.00) representing the following fees:**

<b>Filing Fee</b>	<b>\$300.00</b>
<b>Certified Copy Fee</b>	<b>90.00</b>
<b>Registered Agent Designation</b>	<b><u>75.00</u></b>

**Total: \$465.00**

**Please file these Articles at your earliest convenience and return the certified photocopy to this office in the enclosed self-addressed, stamped envelope.**

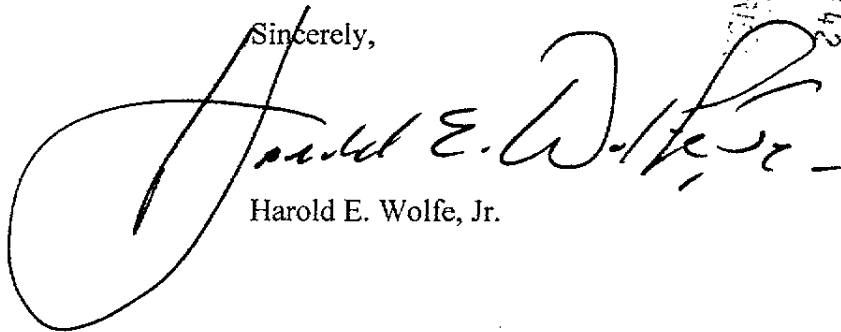
HAROLD E. WOLFE, JR., P.A.

Secretary of State  
January 22, 2003  
Page 2

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Should there be any questions, please feel free to call us.

Sincerely,

A large, stylized handwritten signature in black ink, reading "Harold E. Wolfe, Jr.".

Harold E. Wolfe, Jr.

HEW:dma  
Enclosures

cc: Mr. Patrick L. Scribner  
Richard M. Klitenick, Esquire

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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03 FEB -3 AM 8:42  
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION  
OF**

**M. SCRIBNER PROPERTIES, L.L.C.**

I, the undersigned, hereby form and create a limited liability company pursuant to Chapter 608 and Fla. Stat. §608.407 of the laws of the State of Florida, do hereby execute and adopt these Articles of Organization to be filed with the Florida Department of State and do hereby state and certify the following:

**ARTICLE I - NAME OF LIMITED COMPANY**

In accordance with Fla. Stat. §608.406, the limited liability company's name shall be "M. SCRIBNER PROPERTIES, L.L.C.".

**ARTICLE II - PERIOD OF DURATION OF LIMITED COMPANY**

This limited liability company shall have a duration of ninety-nine (99) years from the effective date of these Articles of Organization. This limited liability company's existence shall begin at the date and time when these Articles of Organization are filed with the Florida Department of State, all in accordance with Fla. Stat. §608.409(1).

**ARTICLE III - LOCATION OF PRINCIPAL OFFICE**

The mailing and street address of this limited liability company's principal office is as follows:

**Mailing Address/Street Address:**

3814 Flagler Avenue  
Key West, Florida 33040

#### **ARTICLE IV - REGISTERED OFFICE AND REGISTERED AGENT**

The street address of this limited liability company's initial registered address in the State of Florida is 2300 Palm Beach Lakes Boulevard, Suite 302, West Palm Beach, Florida, 33409. The name of the registered agent at such registered office is HAROLD E. WOLFE, JR., ESQUIRE.

#### **ARTICLE V - ADMISSION OF NEW MEMBERS**

Members may admit additional new Members in compliance with the terms and conditions of this article. A new Member may be admitted into this limited liability company only if (i) such new Member acquires ownership units in this limited liability company, (ii) any first refusal rights or other restrictions on ownership unit transferability granted under any operating agreement then in effect governing this limited liability company are complied with, (iii) such new Member agrees to comply with any operating agreement then in effect governing this limited liability company and (iv) such new Member executes such instruments as the other Members determine are necessary or desirable to effect such admission and to confirm the agreement of the person or entity being admitted as a new Member to be bound by all the covenants, terms and conditions of these Articles of Organization and any operating agreement then governing this limited liability company then in effect. Said new Member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited liability company in an amount commensurate with the formula prescribed in Article VIII hereof.

#### **ARTICLE VI - CONTINUATION OF BUSINESS**

The remaining Members of this limited liability company are specifically given the right to continue the business upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member or the occurrence of an event which terminates the continued membership of a Member

in this limited liability company; it being the intent of the Members hereunder that the existence of this limited liability company be for the term of years set forth in Article II hereof.

#### **ARTICLE VII - COMPOSITION OF MANAGEMENT**

This limited liability company shall be managed by a single Manager, PATRICK L. SCRIBNER, during his lifetime and no other person or individual shall have the right to so manage this Limited Liability Company unless PATRICK L. SCRIBNER resigns, dies, voluntarily retires or consents in writing to a successor Manager. Accordingly, this Limited Liability Company is to be as Manager-managed company as set forth in Fla. Stat. §608.407(d) and shall be so managed by PATRICK L. SCRIBNER until his resignation, death, retirement or consent to a successor Manager. Upon PATRICK L. SCRIBNER's resignation, death, retirement or written consent to a successor Manager, whichever first occurs, in such event, a successor Manager shall be selected (i) in accordance with any then adopted operating agreement governing this Limited Liability Company or (ii) if no such operating agreement has been so adopted, by majority percentage vote of members holding a majority of Units in this Limited Liability Company. In accordance with the foregoing, the name and address of the Manager of this Limited Liability Company is:

**Name of Manager**

PATRICK L. SCRIBNER

**Address**

3814 Flagler Drive  
Key West, Florida 33040

Notwithstanding anything to the contrary contained in Fla. Stat. §608.426 (or successor section) the Manager shall have sole discretion in making decisions to make distributions to members from this Limited Liability Company.

FILED  
03 FEB - 3 AM 4:30  
SOUTHERN COMPANY  
TALLAHASSEE, FLORIDA

### **ARTICLE VIII - OWNERSHIP UNITS**

The maximum number of ownership units that this limited liability company is authorized to have outstanding is ten thousand (10,000) units, all of which shall be identical units. This limited liability company is not obligated to issue all of its authorized outstanding units but rather may issue to initial Members a portion of its authorized ownership units and reserve a portion of such ownership units for future authorization to future Members, if any. Each of such ownership units shall represent the ownership of that percentage of the total units outstanding at any time as is the equivalent of the ratio in which one is the numerator and the total number of units outstanding is the denominator. Each Member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited liability company (to the extent distribution is authorized) in an amount equal to that ratio in which one is the numerator and the total number of units outstanding is the denominator.

### **ARTICLE IX - PURPOSE OF LIMITED LIABILITY COMPANY**

The purpose for which this limited liability company is formed is to engage in any lawful acts or other activities for which limited liability companies may be formed under Chapter 608 of the Florida Statutes. Additionally, this limited liability company shall engage in the ownership, investment, purchase and sale of real estate, mortgages, and other investment vehicles.

### **ARTICLE X - OPERATING AGREEMENT**

Upon the unanimous written consent of all members hereto, this limited liability company may adopt an "Operating Agreement" which shall govern the operations of this limited liability company, shall prescribe the method for electing managers and designating successors, shall, if the Members so elect, grant first refusal rights or other restrictions on ownership unit transferability and

govern legal arrangements among Members. Nothing in these Articles of Organization shall compel the Members to adopt such an Operating Agreement unless they deem same desirable.

IN WITNESS WHEREOF, the undersigned, a member of this limited liability company has executed these Articles of Organization on this 7<sup>th</sup> day of January, 2003.

M. SCRIBNER PROPERTIES, L.L.C.

By:



PATRICK L. SCRIBNER, Member

FILED  
03 FEB -3 AM 8:43  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



FILED

03 FEB - 3 AM 8:43

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

STATE OF FLORIDA     )  
                                      ) SS  
COUNTY OF MONROE    )

BEFORE ME personal appeared **PATRICK L. SCRIBNER**, the signor who personally appeared before me at the time of this notarization, and is personally known to me or has produced W/A as identification and is known to be the person described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 7<sup>th</sup> day of January, 2003.



Richard M. Klitenick  
Commission # CC 968192  
Expires Nov. 3, 2004  
Bonded Thru  
Atlantic Bonding Co., Inc.

A handwritten signature of the notary public, Richard M. Klitenick, written in ink over a horizontal line.

Notary Public  
State of Florida at Large  
My Commission No. is:

My Commission Expires:

FILED

03 FEB - 3 AM 8:43

SECONDARY OF  
TALLAHASSEE, FLORIDA

**CERTIFICATION DESIGNATING PLACE OF BUSINESS  
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN  
FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with Sections 608.415 and 48.061, Florida Statutes, the following is submitted:

That **M. SCRIBNER PROPERTIES, L.L.C.**, desiring to organize or qualify under the laws of the State of Florida as a limited liability company with its principal place of business in the City of Key West, State of Florida, has named **Harold E. Wolfe, Jr., Esquire**, 2300 Palm Beach Lakes Boulevard, Suite 302, West Palm Beach, Florida, 33409, as its agent to accept service of process.

Signature:

  
PATRICK L. SCRIBNER

Title:

Incorporating Member

Date:

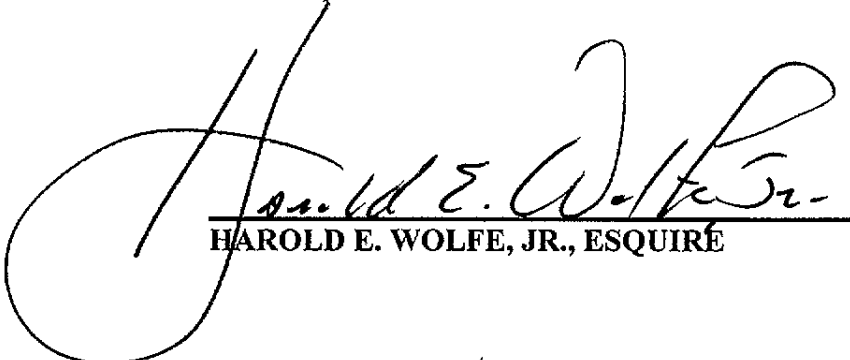
1/7/2003

**ACCEPTANCE OF APPOINTMENT BY REGISTERED AGENT**

Pursuant to the provisions of the Florida Limited Liability Company Act, Chapter 608 of the Florida Statutes, the undersigned does hereby accept his appointment as Registered Agent on whom process may be served within the State of Florida for this limited liability company named in the foregoing Articles of Organization and by affixing such Registered Agent's signature below stating that he is familiar with, and accepts the obligations of that position.

**FILED**  
08 FEB -3 AM 8:43  
TALAHASSEE, FLORIDA

**REGISTERED AGENT:**

  
**HAROLD E. WOLFE, JR., ESQUIRE**

1/7/2003  
**DATE**