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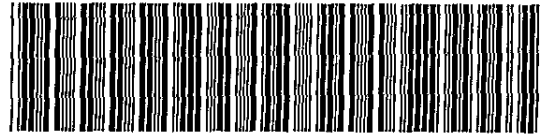
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LAW OFFICES OF
GIBSON & KOHL-HELBIG, P.L.

LAUREN KOHL-HELBIG, P.A.

LAUREN KOHL-HELBIG
ATTORNEY AT LAW

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1800 SECOND STREET
SARASOTA, FLORIDA 34236
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TELEPHONE 941•365•1166
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October 30, 2003

VIA FEDERAL EXPRESS

Secretary of State
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

Re: Austin Street Properties, L.L.C.

Dear Sir or Madam:

Enclosed herewith please find an original and one copy of the Articles of Organization of Austin Street Properties, L.L.C. and a check in the amount of \$125.00 to cover the cost of filing same.

If you should have any questions, please do not hesitate to call.

Very truly yours,

GIBSON & KOHL-HELBIG, P.L.

By: 

Anne Weintraub

ALW:cw
Enclosures

**ARTICLES OF ORGANIZATION OF
AUSTIN STREET PROPERTIES L.L.C.**

The undersigned certify that we have associated ourselves together for the purposes of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

ARTICLE I

NAME AND PRINCIPAL PLACE OF BUSINESS

The name of the limited liability company shall be AUSTIN STREET PROPERTIES, L.L.C., and its mailing address and principal office shall be located at 525 Schooner Lane, Sarasota, Florida 34228, in the County of Sarasota, State of Florida, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

ARTICLE II

PURPOSES AND POWERS

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any lawful business or activity.
2. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.
3. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

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TALLAHASSEE FLORIDA

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

ARTICLE III **EXERCISE OF POWERS**

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company. In the event that a unanimous vote cannot be reached, then the provisions of the Company Operating Agreement shall apply.

ARTICLE IV

MANAGEMENT

The names and addresses of the persons who shall serve as managing member until the first annual meeting of members or until a successor is elected and qualified are as follows:

Ronald L. Stonebreaker	525 Schooner Lane Sarasota, Florida 34228
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ARTICLE V

MEMBERSHIP RESTRICTIONS

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability

company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members. The member or members continuing the business shall compensate the departing member pursuant to the regulations of this limited liability company contained in the separate agreement.

ARTICLE VI

DURATION

The date and time when the existence of the limited liability company shall commence shall be upon filing with the Florida Secretary of State. This limited liability company shall exist perpetually, or until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

ARTICLE VII

INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The name and address of the initial registered agent of the limited liability company is Lauren Kohl-Helbig, 1800 Second Street, Suite 901, Sarasota, Florida, 34236, County of Sarasota, State of Florida.

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, Florida Statutes.


Lauren Kohl-Helbig

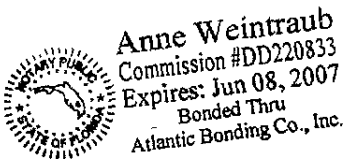
The undersigned, being the members of the limited liability company, certifies that this instrument constitutes the Articles of Organization of AUSTIN STREET PROPERTIES L.L.C.

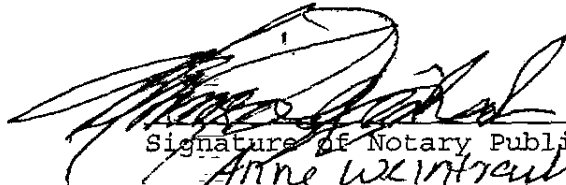
Executed by the undersigned on October 26, 2003.


Ronald L. Stonebreaker

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 25 day of October, 2003, by Ronald L. Stonebreaker as member, on behalf of AUSTIN STREET PROPERTIES L.L.C., a limited liability company, who is (Notary choose one) [☒] personally known to me, or [☐] who have produced _____ as identification.





Signature of Notary Public
Anne Weintraub
Printed name of Notary Public
My Commission expires: 6/8/07