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To:

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

From:

Account Name : STEARNS WEAVER MILLER, ET AL.
Account Number : 076077002504
Phone : (305)789-3200
Fax Number : (305)789-3395

STATE OF FLORIDA
TALLAHASSEE, FLORIDA

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LIMITED LIABILITY COMPANY

BAME Tuscan Place II, LLC

Certificate of Status	1
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MUSEUM TOWER, SUITE 2200
180 WEST FLAGLER STREET
MIAMI, FLORIDA 33130
MIAMI (305) 789-3200 BROWARD (954) 483-5440
FAX (305) 789-3395

FACSIMILE TRANSMISSION

TO: <u>JASON MERRICK</u>	FROM: <u>JACKIE GERSTENFELD</u>
OF: <u>FLORIDA DEPARTMENT OF STATE</u>	OUR REF #: <u>34877.069</u>
FAX #: <u>850-205-0383</u>	DATE: <u>3/19/04</u> TIME: <u>2:52 pm</u>
MAIN #: _____	# OF PAGES TO FOLLOW: <u>8</u>

IF YOU HAVE DIFFICULTY IN THE RECEIPT OF THIS TRANSMISSION, PLEASE CALL (305) 789-3545 AND ASK FOR JACKIE.

MESSAGE

Re: Fax Audit No. H04000057779 3
Letter No. 104A00018201

If possible, please file Mr. Lovell's transmittal letter with the Articles of Organization. If you have any questions, please call me at 305-789-3545.

Thank you for your assistance with this matter.

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DIVISION OF CORPORATION

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LAW OFFICES
STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.

MUSEUM TOWER
 150 WEST FLAGLER STREET
 MIAMI, FLORIDA 33130

MIAMI (305) 789-3200 • BROWARD (954) 463-5440
 FAX (305) 789-3395
 WWW.STEARNSWEAVER.COM

MIRIAM ALFONSO
 E. RICHARD ALHADEFF
 MARK C. ALHADEFF
 LOUISE JACOWITZ ALLEN
 STUART D. AMES
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 PATRICIA G. WELLES
 K. TAYLOR WHITE
 MARTIN E. WOODS

OWEN S. FREED
 SENIOR COUNSEL

GEORGE KOVAC
 OF COUNSEL

DAVID M. SMITH
 LAND USE CONSULTANT

TAMPA OFFICE
 SUITE 2300
 SUNTRUST FINANCIAL CENTRE
 401 EAST JACKSON STREET
 TAMPA, FLORIDA 33602

(813) 223-6800

FORT LAUDERDALE OFFICE
 SUITE 1800
 260 EAST BROWARD BOULEVARD
 FORT LAUDERDALE, FLORIDA 33301

(954) 482-8300

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March 19, 2004

Florida Department of State
 Division of Corporations
 P. O. Box 6327
 Tallahassee, Florida 32314

Re: BAME Tuscan Place II, LLC

Dear Sir/Madame:

We have revised the Articles of Organization of BAME Tuscan Place II, LLC (the "Company"), pursuant to the request made in your Letter No. 104A00018201. The revised Articles of Organization are attached hereto for filing.

The Articles of Organization were intended to be effective March 10, 2004. However, due to timing delays the Articles must now be filed effective upon filing with the Department of State. The member of the Company will ratify any prior acts taken by the Company or on its behalf.

Since time is of the essence, we appreciate your prompt attention to this matter.

Very truly yours,


 Terry M. Lovell

TML:jjg
 Enclosures

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305 789 3395;

03/19/04 2:52PM; JetFax #113; Page 3/9

Department of State 3/18/2004 4:11 PAGE 1/1 NightFAX



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

March 18, 2004

STEARNS WEAVER MILLER ET AL

SUBJECT: BAME TUSCAN PLACE II, LLC
REF: W04000011000

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.

Pursuant to section 605.409(2), F.S., the effective date must be specific, cannot be more than five business days prior to the date of filing or more than 90 days after the date of filing. Our office received your document on March 18, 2004. Please amend your document accordingly.

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) 245-6890.

Jason Merrick
Document Specialist

FAX Aud. #: W04000057779
Letter Number: 104A00018201

Division of Corporations - P.O. BOX 6327 Tallahassee, Florida 32314

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**ARTICLES OF ORGANIZATION OF
BAME TUSCAN PLACE II, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes Chapter 608, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I.**NAME**

The name of the Limited Liability Company is BAME Tuscan Place II, LLC (the "Company").

ARTICLE II.**PURPOSE**

(a) The purposes for which the Company is organized are exclusively charitable within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (or any successor thereto). Furthermore, the purposes for which the Company is organized are to be exclusively for the benefit of, to perform the functions of, or to carry out the purposes of the Company's sole member, BAME Development Corporation of South Florida, Inc., a Florida not-for-profit corporation ("BAME"), in connection with fostering, providing and maintaining low-income housing to low income families. The Company, in connection with furthering its stated purposes, shall limit its activities to (i) ownership, financing, management, leasing or operation of affordable housing in the State of Florida as permitted under applicable governmental regulations for subsidized financing of housing for low income individuals and consistent with and recognized as charitable by the Internal Revenue Service in Revenue Procedure 96-32; and (ii) transacting any and all lawful business for which a limited liability company may be formed, provided, however, all of the same is undertaken solely in accordance with the purposes of BAME and BAME's not-for-profit status under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (or any successor thereto).

(b) The Company shall devote no substantial part of its time, money, effort or personnel to lobbying in any political campaign for or against any candidate for public office. Notwithstanding any other provision of these Articles, the Company shall not carry on any activities not permitted to be carried on by entities exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (or any successor thereto).

Filed by: J. Gerstenfeld, Corp. Legal Asst.

Stearns Weaver Miller Weissler, et al

150 West Flagler Street, Suite 2200

Miami, Florida 33130

T: 305-789-3545/F: 305-789-3395

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ARTICLE III.
ADDRESS

The mailing address and street address of the principal office of the Company is 245 Northwest 8th Street, Miami, Florida 33136.

ARTICLE IV.
REGISTERED OFFICE AND AGENT AND ADDRESS

The name and street address of the registered agent of the Company in the State of Florida are:

<u>Name</u>	<u>Address</u>
BAME Development Corporation of South Florida, Inc.	245 Northwest 8 th Street Miami, Florida 33136

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ARTICLE V.
MEMBERS

(a) The initial sole member of the Company is BAME Development Corporation of South Florida, Inc.

(b) A member of the Company shall not cease to be a member of the Company upon the occurrence of an event specified in Florida Statutes Section 608.4237.

ARTICLE VI.
MANAGEMENT

The Company shall be a member-managed company. BAME Development Corporation of South Florida, Inc. shall be the sole manager.

ARTICLE VII.
TERM

The Company shall have perpetual existence.

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ARTICLE VIII.
DISSOLUTION

Upon dissolution of the Company, the member shall, after paying or making provision for the payment of all of the liabilities of the Company, dispose of all of the assets of the Company by contribution exclusively to BAME Development Corporation of South Florida, Inc. or one or more organizations which themselves are an organization exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (or any successor thereof) or to the federal, state or local government for exclusive public purpose.

ARTICLE IX.
NO PERSONAL LIABILITY

The members, managers, officers and agents of the Company shall not be held personally liable or responsible for any contracts, debts or defaults of the Company while acting for or on behalf of the Company in any official and authorized capacity. The Company shall indemnify all of its members, managers, officers, and agents and all of its former members, managers, officers and agents, to the fullest extent permitted by law.

ARTICLE X.
PROHIBITION AGAINST PRIVATE BENEFIT

No part of the net earnings of the Company shall inure to the benefit of or be distributable to any private persons or for-profit corporations, except that the Company shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article II herein.

ARTICLE XI.
AMENDMENTS

The Articles of Organization of this limited liability company may only be amended by the majority vote of the members. No member shall be obliged to contribute additional capital to the Company unless such obligation is approved and required by a majority vote of the members.

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IN WITNESS WHEREOF, the undersigned member has made and subscribed these Articles of Organization for the foregoing uses and purposes as of the 10th day of March, 2004.

BAME DEVELOPMENT CORPORATION
OF SOUTH FLORIDA, a Florida not for
profit corporation

By: William H. Mang
Name: William H. Mang
Title: President

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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**ACCEPTANCE OF
REGISTERED AGENT**

Having been named as registered agent and to accept service of process for BAME Tuscan Place II, LLC 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.

BAME DEVELOPMENT CORPORATION
OF SOUTH FLORIDA, a Florida not for
profit corporation

By:

William B. Mang
Name: *William B. Mang*
Title: *Vice President*

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TALLAHASSEE, FLORIDA