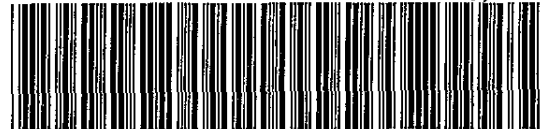


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OF COUNSEL:  
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WILLIAM J. PAYNE  
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April 19, 2004

**VIA FEDERAL EXPRESS**

Florida Department of State  
Division of Corporations  
409 E. Gaines Street  
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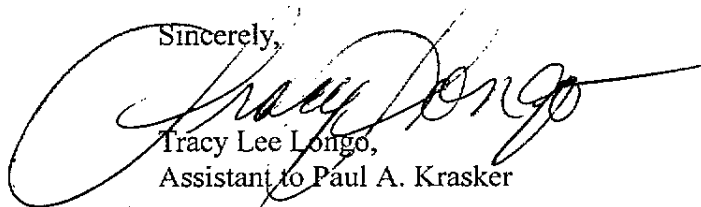
Re: Incorporation of Webleigh, LLC

Dear Sir/Madam:

Enclosed herewith please find an original and one copy of the Articles of Organization for Webleigh, LLC along with this law firm's check in the amount of \$130.00 to cover your costs associated with filing the same and obtain a certificate of status for \$5.00. Please file the enclosed as soon as possible and forward a date stamped copy of the articles to the undersigned in the self-addressed, stamped envelope enclosed for your convenience.

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

Sincerely,



Tracy Lee Longo,  
Assistant to Paul A. Krasker

/tl  
Enclosures

**ARTICLES OF ORGANIZATION  
OF  
WEBLEIGH, LLC**

The undersigned hereby forms and establishes a limited liability company under the laws of the State of Florida.

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2004 APR 20 P 1:28  
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TALLAHASSEE, FLORIDA

**ARTICLE I  
NAME**

The name of this limited liability company is WEBLEIGH, LLC ("Company").

**ARTICLE II  
ADDRESS**

The mailing address and street address of the principal place of business of the Company is 5830 Whirlaway Road, Palm Beach Gardens, FL 33418. The Company may at its discretion, at any time, change the address of its principal place of business.

**ARTICLE III  
REGISTERED AGENT**

The name and street address of the initial registered agent of this Company is Paul A. Krasker, 625 N. Flagler Drive, 9<sup>th</sup> Floor, West Palm Beach, FL 33401.

**ARTICLE IV  
MANAGEMENT**

The management of this Company shall be vested in Co-Managers. The name and mailing address of the Co-Managers ("Co-Managers") is as follows: Michael Leighton, 5830 Whirlaway Road, Palm Beach Gardens, Florida 33418 and Jon Weber, 312 Fairway Court, Atlantis, Florida 33462.

**ARTICLE V  
PURPOSE**

The purpose of the Company is to receive, review, evaluate and pursue business ideas and concepts.

**ARTICLE VI  
OPERATING AGREEMENT**

The power to adopt, alter, amend or repeal the Operating Agreement of the Company shall be vested in and require the majority approval of its Members.

ARTICLE VII  
CONTINUED EXISTENCE

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The business of this Company shall not be dissolved on the death, retirement, resignation, expulsion or bankruptcy of a Co-Manager or Member or the occurrence of any other event which terminates the continued membership of a Member in this Company, unless the majority of the remaining Members consent to such a termination of the business of the Company within ninety days of the occurrence of any event which would terminate the existence of this Company.

RL

Paul A. Krasker, Authorized Representative  
of WEBLEIGH, LLC

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of April, 2004, by Paul A. Krasker, as the authorized representative, who is personally known to me.



Notary  
Name: Tracy Longo  
Notary Public  
Serial (Commission) Number  
(If any)

*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 of registered agent for Webleigh, LLC as provided for in Chapter 608, F.S.*

RL

Paul A. Krasker

**FILED**

JOHN D. CASSELS, JR.  
LAURA ANN McCALL

LAW OFFICE OF  
**CASSELS & McCALL** 2004 APR 20 P 1:29

P. O. BOX 968 • 400 NW 2<sup>nd</sup> STREET • OKEECHOBEE, FL 34973 • TELEPHONE 863-763-3131 • FAX 863-763-1031 • E-MAIL [mccall@legal-one.com](mailto:mccall@legal-one.com)  
TALLAHASSEE, FLORIDA  
April 17, 2004

## Closing Guidelines

Congratulations on your decision to purchase a lot in Sun Creek. Our firm has been retained by FL Land Partners, at its expense, to facilitate the transaction and act as closing agent. Following are several points that will help make the closing of your purchase painless.

- Be sure your name, address and telephone number is legible on the contract. We will use this information to contact you in the near future.
- Following the signing of the contract, many purchasers decide to take title to the property in the name of a trust, limited liability company, or simply add other family members. Please make this determination as soon as possible as it may take your attorney or other consultant time to form such an entity. We will assume the contract is correct unless we are advised otherwise.
- Where there is more than one purchaser, a decision must be made as to the manner in which title is taken. The three most common tenancies are:

Tenants in Common	Each person's share would descend to that person's heirs in the event of death
Joint Tenants with Right of Survivorship	As the name implies, the survivors would receive the deceased person's share
Tenants by the Entirety	Same as Joint Tenants but only available for married couples

- If you are planning to finance your purchase, please contact your lender as soon as possible. Many purchasers have pre-qualified with Branch Bank & Trust (BB&T). Should you intend to use another lender, please advise so we may determine any requirements specific to that institution.

With regard to the actual closing, many purchasers find it more convenient to close by mail. We will accommodate your schedule and needs wherever possible. Naturally, we always welcome a visit and will be happy to personally close in our offices located in Okeechobee!

Finally we have established a special e-mail address to ensure your comments and communications are responded to quickly and efficiently. Please use this address if you wish to correspond by e-mail.

[sun@legal-one.com](mailto:sun@legal-one.com)

We at Cassels & McCall look forward to working with you to complete your purchase in Sun Creek.