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LIMITED LIABILITY COMPANY

445 dockside drive, llc

Certificate of Status	0
Certified Copy	1
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EFFECTIVE DATE
06/24/04

38

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Prepared By & Return To:
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Attorney At Law
2323 Wooster Lane, Suite 3
Sanibel, Florida 33957
(339) 472-9082

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ARTICLES
OF
ORGANIZATION
445 DOCKSIDE DRIVE, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I
Name

The name of the limited liability Company shall be 445 DOCKSIDE DRIVE, LLC.

ARTICLE II
Address

The mailing address and the street address of the principal office of the Limited Liability Company is:

Principal Office Address:
695 TARPON BAY ROAD
SUITE 5
SANIBEL, FL 33957

Mailing Address:
695 TARPON BAY ROAD
SUITE 5
SANIBEL, FL 33957

ARTICLE III
Registered Agent, Registered Office, & Registered Agent's Signature

The name and Florida street address of the registered agent is:

David A. Owens
695 Tarpon Bay Road, Suite 5
Sanibel, FL 33957

EFFECTIVE DATE
06/02/04

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, P.S.


David A. Owens

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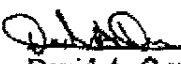
ARTICLE IV Management

The Limited Liability Company is to be managed by one member and is, therefore, a member-managed company.

<u>Title</u>	<u>Name and Address</u>
MGRM	1031 Reverse Exchange Co., LLC 695 Tarpon Bay Rd., #5 Sanibel, FL 33957

ARTICLE V Effective Date

The effective date of the beginning of business of this Limited Liability Company shall be the 2nd day of June, 2004.


David A. Owens, President of Island Financial
Services, Inc., Managing Member of 1031
Reverse Exchange Co., LLC, Managing
Member of 445 DOCKSIDE DRIVE, LLC

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