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TRANSMITTAL LETTER

TO: Registration Section
Division of Corporations

SUBJECT: F & S Keys Properties, LLC
(Name of Limited Liability Company)

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Robert K. Miller
(Name of Person)

Cunningham, Miller & Kyle, P.A.
(Firm/Company)

2975 Overseas Highway
(Address)

Marathon, Florida 33050
(City/State and Zip Code)

For further information concerning this matter, please call:

Frank Jensen at (305) 731-3852
(Name of Person) (Area Code & Daytime Telephone Number)

STREET ADDRESS:
Registration Section
Division of Corporations
409 E. Gaines Street
Tallahassee, Florida 32399

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

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TALLAHASSEE, FLORIDA

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**ARTICLES OF ORGANIZATION FOR
F & S Keys Properties, LLC,
FLORIDA LIMITED LIABILITY COMPANY**

The undersigned, being authorized to execute and file these Articles, hereby certify that:

ARTICLE I Name

The name of the Limited Liability Company is: F & S Keys Properties, LLC.

ARTICLE II Address

The mailing address and street address of the principal office of the Limited Liability Company is: 2547 Sombrero Boulevard, Marathon, Florida 33050.

Article III Registered Agent


The name and the Florida street address of the initial registered agent are: Robert K. Miller, 2975 Overseas Highway, Marathon, Florida 33050.

Article IV Management and Managing Members

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

The name, title, and address of each Managing Member is as follows: Carol A. Jensen, Managing Member, 2547 Sombrero Blvd., Marathon, Florida 33050; and, Frank R. Jensen, Managing Member, PO Box 417, 79 Warren Road, Brimfield, MA 01010.

IN WITNESS WHEREOF, we have signed these Articles of Organization and acknowledged them to be our act this 5th day of August, 2004.

By: 
Frank R. Jensen, Managing Member

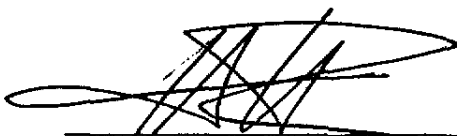
By: 
Carol A. Jensen, Managing Member

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STATEMENT ACCEPTING APPOINTMENT AS REGISTERED AGENT

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 under Chapter 608, Florida Statutes.


Robert K. Miller, Registered Agent

(In accordance with Section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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