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DIVISION OF CORPORATIONS

**LIMITED LIABILITY COMPANY**

**Sandpiper Properties Venture, LLC**

Certificate of Status	0
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FAX AUDIT # 1050000062023

**ARTICLES OF ORGANIZATION  
OF  
Sandpiper Properties Venture, LLC**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA**ARTICLE I NAME**

The name of the limited liability company shall be: **Sandpiper Properties Venture, LLC**

**ARTICLE II PRINCIPAL OFFICE**

The principal place of business and mailing address of this Limited Liability Company shall be: 3706 N. Ocean Blvd., Suite 460, Ft. Lauderdale, Florida 33308.

**ARTICLE III INITIAL REGISTERED AGENT & STREET ADDRESS**

The name and address of the initial registered agent is: John Lesousky, 3706 N. Ocean Blvd., Suite 460, Ft. Lauderdale, Florida 33308. Located in the County of Broward.

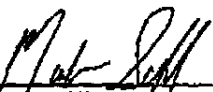
**ARTICLE IV DURATION**

The duration for the limited liability company shall be: 12/31/2044.

**ARTICLE V MANAGERS/MEMBERS**

The management of the limited liability company is reserved for the Members and the names and addresses of the members of the Limited Liability Company are:

John Lesousky, 3706 N. Ocean Blvd., Suite 460, Ft. Lauderdale, Florida 33308  
Steve Gibboney, 14021 Bently Circle, Ft. Myers, Florida 33912

  
Business Filings Incorporated, Organizer  
Mark Schiff, AVP  
Authorized Representative  
Prepared by Mark Schiff, Business Filings Incorporated, 8025 Excelsior Dr., Suite 200,  
Madison, WI 53717  
(608) 827-5300

FAX AUDIT # 1050000062023

FAX AUDIT # 105000062023**CERTIFICATE OF DESIGNATION OF REGISTERED  
AGENT/REGISTERED OFFICE****FILED**

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PURSUANT TO THE PROVISIONS OF SECTION 608.415, FLORIDA STATUTES,  
THE UNDERSIGNED COMPANY, ORGANIZED UNDER THE LAWS OF THE STATE  
STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE  
DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE  
STATE OF FLORIDA.

The name of the limited liability company is: **Sandpiper Properties Venture, LLC**

The name and address of the registered agent and office is: John Lesousky, 3706 N.  
Ocean Blvd., Suite 460, Ft. Lauderdale, Florida 33308. Located in the County of  
Broward.

Having been named as registered agent and to accept service of process for the above  
stated 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.

Signature: \_\_\_\_\_



John Lesousky

Date: December 29, 2004

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