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(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

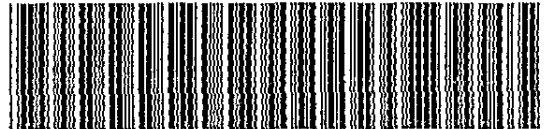
(Business Entity Name)

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HOLCOMB & MAYTS, P.A.

Attorneys And Counselors at Law
106 S. TAMPANIA AVE., STE 200
TAMPA, FLORIDA 33609
Phone: (813) 874-8800
Fax: (813) 874-8700

VICTOR W. HOLCOMB

ANDREW J. MAYTS, JR.

January 25, 2005

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

RE: 99th Avenue Townhomes, LLC
Our File No.: 955.41

To Whom It May Concern:

Enclosed herewith please find the original and one copy of the Articles of Organization of 99th Avenue Townhomes, LLC. Please file and record the original Articles of Organization and use the extra copy to return to the undersigned as a certified copy.

Also enclosed is our firm check in the amount of \$155.00, which represents the following:

Filing Fee	\$100.00
Certified Copy	30.00
Registered Agent Designation	<u>25.00</u>
TOTAL	\$155.00

Upon filing the Articles of Organization, please return a certified copy of the Articles back to this office as soon as possible.

Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

HOLCOMB & MAYTS, P.A.

Andrew J. Mayts, Jr.

Andrew J. Mayts, Jr.

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TALLAHASSEE, FLORIDA

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Enclosures

ARTICLES OF ORGANIZATION

OF

99TH AVENUE TOWNHOMES, LLC

I, **JAMES LANDERS**, hereby file these Articles of Organization as an authorized representative of **LANDERS & ASSOCIATES, INC.**, a member of the **99TH AVENUE TOWNHOMES, LLC**, a Florida limited liability company to be formed pursuant to these Articles of Organization and the laws of the State of Florida.

ARTICLE I

99TH AVENUE TOWNHOMES, LLC

The name of the limited liability company to be formed hereunder is **99TH AVENUE TOWNHOMES, LLC**.

ARTICLE II

DATE OF EXISTENCE AND PERIOD OF DURATION

This limited liability company shall begin existence effective upon the filing of these Articles of Organization, and shall continue perpetually, unless so terminated in accordance with the Operating Agreement and any Regulations adopted by the members (collectively the "Operating Agreement").

ARTICLE III

PURPOSES

The purpose of the limited liability company is to engage in the purchase and sale of real estate and real estate management or other related services and products, either on its own or in conjunction with others, as well as to conduct any other lawful activities mutually agreeable to the Members.

ARTICLE IV

POWERS

The limited liability company shall have the power to take any and all lawful actions necessary, appropriate, proper, advisable, incidental or convenient to or for the furtherance of its purposes.

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ARTICLE V

MAILING ADDRESS AND PLACE OF BUSINESS

The address in Florida for the limited liability company is: 2506 S. MacDill Avenue, Tampa, FL 33629.

ARTICLE VI
MANAGEMENT

The limited liability company shall be managed by a Board of Managers.

ARTICLE VII
REGISTERED OFFICE AND REGISTERED AGENT

The street address of the limited liability company's initial registered office in Florida is 106 S. Tampania Ave., Suite 200, Tampa, Florida, 33609, and the name of its initial registered agent is Andrew J. Mayts, Jr., Esquire.

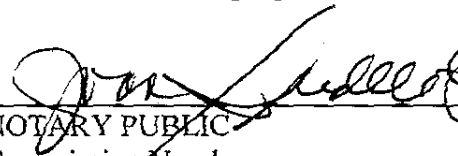
IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 21 day of January, 2005.


JAMES LANDERS

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 21 day of JAN, 2005, by JAMES LANDERS, who is personally known to me or produced _____ as identification, as an authorized representative of the members of 99TH AVENUE TOWNHOMES, LLC, as his free act and deed for the uses and purposes therein stated.

JOAN IREDELL-REED
Notary Public, State of Florida
My Comm. Expires Mar. 16, 2008
No. DD301003


NOTARY PUBLIC
Commission Number: _____
My Commission Expires: _____
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ARTICLES OF ORGANIZATION

OF

99TH AVENUE TOWNHOMES, LLC

ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of 99TH AVENUE TOWNHOMES, LLC, the undersigned accepts such an appointment, agrees to act in such capacity and accepts the obligations proposed by Florida Statutes Section 608.415 and is herewith simultaneously designated as registered agent.

Signed this 24th day of Jan., 2005.

[Handwritten Signature]
ANDREW J. MAYTS, JR.
Registered Agent

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 24th day of January 2005, by ANDREW J. MAYTS, JR., who is personally known to me, as Registered Agent for 99TH AVENUE TOWNHOMES, LLC.

[Handwritten Signature]
NOTARY PUBLIC
Commission Number: _____
My Commission Expires: _____



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TALLAHASSEE, FLORIDA

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