

Jan. 27. 2006 10:06AM J.J. DAMONTE

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

Suncoast Villas Condos, LLC

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**ARTICLES OF ORGANIZATION
OF
SUNCOAST VILLAS CONDOS, LLC**

These Articles of Organization are made for the purpose of organizing a Florida Limited Liability Company under the Florida Limited Liability Act, Chapter 608, Florida Statutes.

ARTICLE I - NAME

The name of the Limited Liability Company is Suncoast Villas Condos, LLC (the "Company").

ARTICLE II - ADDRESS

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

Suncoast Villas Condos, LLC
12110 Seminole Blvd.
Largo, FL 33778

ARTICLE III - REGISTERED AGENT AND OFFICE

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

Jonathan James Damonte, Chartered
12110 Seminole Blvd.
Largo, FL 33778

ARTICLE IV - MANAGEMENT

The name and address of each Manager or Managing Member are as follows:

Stephen E. McConihay
12110 Seminole Blvd.
Largo, FL 33778

Peter Holden
12110 Seminole Blvd.
Largo, FL 33778

ARTICLE V - DURATION

The period of duration for the Company will be perpetual.

ARTICLE VI - ADMISSION OF ADDITIONAL MEMBERS

Additional members of the Company may be admitted with the unanimous consent of the members, or as otherwise provided in the regulations of the Company from time to time.

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ARTICLE VII - MEMBERS' RIGHTS TO CONTINUE BUSINESS

If a member of the Company dies, retires, resigns, is expelled, is dissolved, experiences bankruptcy, or upon the occurrence of any other event which terminates the continued membership of a member in the Company, the remaining members may continue the business of the Company in the manner provided in the regulations of the Company.

ARTICLE VIII - OPERATING AGREEMENT

The members may adopt, alter, amend, or repeal an operating agreement of the Company containing provisions for the regulation and management of the affairs of the Company.

ARTICLE IX - DATE OF EXISTENCE OF THE COMPANY

The existence of the Company will commence on the date of filing of the Articles of Organization by the Florida Department of State.


The undersigned executed these Articles of Organization this 27th day of January, 2006.


Jonathan James Damonte
as authorized representative of the Members

In accordance with §608.408(3), Fla. Stat., the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

CERTIFICATE OF 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.


Jonathan James Damonte

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