

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L06000028236
FILED 8:00 AM
March 16, 2006
Sec. Of State
jbryan

Article I

The name of the Limited Liability Company is:

ST. JOSEPHS TOWNHOUSES LLC

Article II

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

12101 N. DALE MABRY
C/O IRA GINSBERG
TAMPA, FL. US 33618

The mailing address of the Limited Liability Company is:

12101 N. DALE MABRY
C/O IRA GINSBERG
TAMPA, FL. US 33618

Article III

The purpose for which this Limited Liability Company is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

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

FOGLE & COHEN, L.L.P.
2500 MILITARY TRAIL # 200
BOCA RATON, FL. 33431

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.

Registered Agent Signature: SETH COHEN

Article V

The name and address of managing members/managers are:

Title: MGRM
STEPHEN CHETEK
1901 W CYPRESS CREEK RD 415
FORT LAUDERDALE, FL. 33309 US

Title: MGRM
IRA GINSBERG
12101 N DALE MABRY
TAMPA, FL. 33618 US

Title: MGRM
LEON RICHARDS
9150 PARK BLVD.
SEMINOLE, FL. 33777 US

Article VI

The effective date for this Limited Liability Company shall be:

03/15/2006

Signature of member or an authorized representative of a member

Signature: STEPHEN CHETEK

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