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From:

Account Name : LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.
Account Number : 072720000036
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Tami Passley

FLORIDA/FOREIGN LIMITED LIABILITY CO

Phelps Real Estate II, LLC

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ARTICLES OF ORGANIZATION
OF
PHELPS REAL ESTATE II, LLC

ARTICLE I - NAME

The name of this limited liability company is PHELPS REAL ESTATE II, LLC ("Company").

ARTICLE II - PRINCIPAL OFFICE

The mailing address and the street address of the principal office of the Company is 3300 University Boulevard, Suite 218, Winter Park, FL 32792.

ARTICLE III - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Company is 3300 University Boulevard, Suite 218, Winter Park, FL 32792 and the name of the initial registered agent of the Company at that address is ~~James W. Weaver~~.

Jonathan D. Phelps


Signature of an Authorized Representative
of a Member

Jon D. Phelps
Typed or Printed Name of Signer

ACCEPTANCE 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 above, the undersigned hereby accepts the appointment as registered agent and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and represents that he is familiar with, and accepts the obligations of, his position as registered agent as provided for in Chapter 608, Florida Statutes.


Jon D. Phelps