

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

L06000057026
FILED 8:00 AM
June 05, 2006
Sec. Of State
alunt

Article I

The name of the Limited Liability Company is:
MAGNOLIA PLACE TOWNHOMES, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
3045 N. FEDERAL HWY
SUITE 24
FORT LAUDERDALE, FL. 33306

The mailing address of the Limited Liability Company is:
PO BOX 23546
FORT LAUDERDALE, FL. 33307

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:
HOWARD ELFMAN
3045 N. FEDERAL HWY, # 24
FORT LAUDERDALE, FL. 33306

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: HOWARD ELFMAN

Article V

The name and address of managing members/managers are:

Title: MGR
HOWARD ELFMAN
3045 N. FEDERAL HWY, # 24
FORT LAUDERDALE, FL. 33306

L06000057026
FILED 8:00 AM
June 05, 2006
Sec. Of State
alunt

Article VI

The effective date for this Limited Liability Company shall be:

06/01/2006

Signature of member or an authorized representative of a member

Signature: HOWARD ELFMAN