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CAPITAL CONNECTION, INC.

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Magnolia Realty LLC

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ARTICLES OF ORGANIZATION
OF
MAGNOLIA REALTY, LLC
ARTICLES OF ORGANIZATION

06 AUG -2 AM 8:51
SECRETARY OF STATE
TALLAHASSEE, FL 32310
FILED

The undersigned, being a duly authorized member, desiring to form a limited liability company under the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, does hereby adopt the following Articles of Organization:

ARTICLE I: NAME

The name of the limited liability company is **MAGNOLIA REALTY, LLC**, (the "Company").

ARTICLE II: ADDRESS

The Company's mailing address and street address of the principal office of the Company is 13409 Fountainbleau Drive, Clermont, Florida 34711.

ARTICLE III: DURATION

The period of the Company's duration shall be perpetual, unless terminated in accordance with the Company's regulations.

ARTICLE IV: PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE V: REGISTERED OFFICE AND AGENT

The Company designates 13409 Fountainbleau Drive, Clermont, FL 34711, as the street address of the initial registered office of the Company and names **MELVIN E. DEMERS**, the Company's initial registered agent at that address to accept service of process within this state.

ARTICLE VI: ADDITIONAL MEMBERS

Additional Members may be admitted upon the approval of all of the Members of the Company.

ARTICLE VII: MEMBERS RIGHT TO CONTINUE BUSINESS

The right, if given, of the remaining members of the Company to continue business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event that terminates the continued membership of a member in the Company will be provided in the Regulations of the Company.

ARTICLE VIII: MANAGEMENT

The management of this Company is reserved to the members and is, therefore a member-managed company. The initial member-managers are **MELVIN E. DEMERS**, 13409 Fountainbleau Drive, Clermont, Fl 34711 and **MELANIE HELTON**, 13012 Summerlake Way, Clermont, Fl 34711.

ARTICLE IX: REGULATIONS

The power to adopt, alter, amend, or repeal the Regulations of the Company will be vested in the Members of the Company.

Dated this 2nd day of August, 2006.



MELVIN E. DEMERS
Member-Manager

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 2nd day of August, 2006, by Melvin E. Demers, and who:

- is personally known to me.
- produced Florida driver's license(s) as identification.
- produced _____ as identification.




Notary Public

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the limited liability company is MAGNOLIA REALTY, LLC.
2. The name and address of the registered agent and office is Melvin E. Demers, 13409 Fountainbleau Drive, Clermont, FL 34711.

Dated this 2nd day of August, 2006.


Melvin E. Demers, Member-Manager

Having been named as Registered Agent to accept service of process for the above referenced limited liability company, at the place designated in this certificate, I hereby agree to the appointment as Registered Agent and agree to act in that 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.


Melvin E. Demers,
Registered Agent

8/2/06
Date