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OVIEDO TOWN CENTRE II LP PARTNERS, L.L.C.

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THE INFORMATION CONTAINED IN THIS TRANSMISSION IS ATTORNEY-CLIENT PRIVILEGED AND CONFIDENTIAL. IT IS INTENDED

AMENDED AND RESTATED ARTICLES OF ORGANIZATION**OF****OVIEDO TOWN CENTRE II LP PARTNERS, L.L.C.**

OVIEDO TOWN CENTRE II LP PARTNERS, L.L.C., the original Articles of Organization for which were filed with the Florida Department of State on November 30, 2006, does hereby amend and restate its Articles of Organization, in accordance with Section 608.411 of the Florida Statutes to read as follows:

ARTICLE I - Name

The name of the limited liability company is HAMMOCK HARBOR II MANAGERS, L.L.C. (the "Company").

ARTICLE II - Address

The mailing address and street address of the principal office of the Company is 329 Park Avenue, Suite 300, Winter Park, FL 32789.

ARTICLE III - Duration

The period of duration for the Company shall be perpetual, unless dissolved by the Members of the Company.

ARTICLE IV - Management

The Company is to be managed by Managers, except as provided in the Operating Agreement, and the names and addresses of the Managers are:

<u>Name</u>	<u>Address</u>
Paul M. Missigman	329 N. Park Avenue, Suite 300 Winter Park, FL 32789
Jay P. Brock	329 N. Park Avenue, Suite 300 Winter Park, FL 32789
Tricia Doody	329 N. Park Avenue, Suite 300 Winter Park, FL 32789

ARTICLE V - Admission of Additional Members

The Company shall admit new Members only upon the unanimous written consent of all then existing Members of the Company.

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ARTICLE VI - Adoption of Operating Agreement

The Company shall adopt an Operating Agreement for the Company, which Operating Agreement may contain any provisions for the regulation and management of the affairs of the company not inconsistent with these Articles of Organization, or Chapter 608, Fla. Stat.

ARTICLE VII - Registered Agent and Office

The registered agent for the Company is B&C Corporate Services of Central Florida, Inc., and the street address of the Company's registered office is 390 North Orange Avenue, Suite 1400, Orlando, Florida 32801.

ARTICLE VIII - Amendments

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the unanimous written approval of the Members of the Company.

ARTICLE IX - Indemnification

Each individual or entity who is or was a member or manager of the Company (and the heirs, executor, personal representatives, administrators, successors or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a member or manager of the Company ("Indemnitee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnitee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such Indemnitee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The rights and authority conferred in this Article shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the Articles of Organization, agreement, vote of Members or otherwise. Any repeal or amendment of this Article by the Members of the Company shall not adversely affect any right or protection of a member, manager or officer existing at the time of such repeal or amendment.

ARTICLE X - Continuation of Business

Unless dissolved in accordance with the Company's Operating Agreement, the remaining Members shall continue the business of the Company, which shall not be dissolved, upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member.


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IN WITNESS WHEREOF, the undersigned Members have executed these Amended and Restated Articles of Organization as of this 4th day of April, 2007.

FLORIDA CIS HOUSING ADVISORS, L.P., a
Florida limited partnership

By: Florida CIS Housing Advisors, L.L.C., a
Florida limited liability company, its general
partner

By: 
Michael J. Sciarrino, Manager


Paul M. Missigman

W. Scott Chip

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

PURSUANT TO THE PROVISIONS OF SECTION 608.415, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is HAMMOCK HARBOR II MANAGERS, L.L.C.
2. The name and address of the registered agent and office is:

B&C Corporate Services of Central Florida, Inc.
390 North Orange Avenue, Suite 1400
Orlando, Florida 32801

Having been designated as the Registered Agent for Hammock Harbor II Managers, L.L.C., the undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited liability company, and states that it is familiar with and accepts its statutory obligations as such, including those obligations contained in Chapter 608, Florida Statutes

B&C Corporate Services of Central Florida, Inc.



By: _____

Name: Janice C. Myers

Title: Vice President

Dated this 4th day of April, 2007.

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