

LO6000115472

William J. Roberts
(Requestor's Name)

1500 Mahan Dr
(Address)

(Address) 850 224 4070

Tallahassee FL 32308
(City/State/Zip/Phone #)

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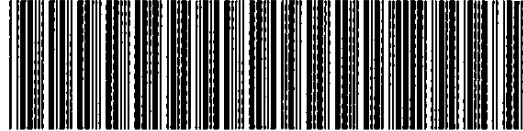
Sedona LLC
(Business Entity Name)

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**ARTICLES OF ORGANIZATION OF
SEDONA II, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, hereby makes, acknowledges and files the following Articles of Organization.

**ARTICLE I
NAME**

The name of the limited liability company shall be SEDONA II, LLC ("Company"). The principal place of business of the Company in Florida shall be 1648 Metropolitan Circle, Tallahassee, Florida 32308. The mailing address shall be 1648 Metropolitan Circle, Tallahassee, Florida 32308.

**ARTICLE II
DURATION**

The Company shall commence its existence on the date these Articles of Organization are filed with the Florida Department of State. The Company's existence shall be perpetual, unless the Company is dissolved as provided in Section 608.441, Florida Statutes.

**ARTICLE III
THE PURPOSE AND POWERS**

The general purpose for which the Company is organized is to acquire, own, develop and manage commercial real estate and to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

**ARTICLE IV
REGISTERED OFFICE AND AGENT**

The name and street address of the registered agent of the Company in the State of Florida is Steven E. Allen, 1648 Metropolitan Circle, Tallahassee, Florida 32308.

**ARTICLE V
MANAGEMENT BY MEMBER**

The Company shall be managed by a member, and the name and address of the member is:

NAME

ADDRESS

Steven E. Allen
Managing Member

1648 Metropolitan Circle
Tallahassee, Florida 32308

As managing member, Steven E. Allen is specifically authorized to sign all documents on behalf of the members of the LLC and bind the LLC in all matters required by any financial institution, tenant, contractor or other document reasonably necessary or desirable for operation of the LLC. Each member waives formal requirements, including necessity of notice of formal or informal meeting.

The original members of the Company, identified below, agree to the above delegation to Steven E. Allen as managing member.

NAME

CAPITAL CONTRIBUTION

Steven E. Allen
Charles B. Mitchell, III
William J. Roberts
Owen K. Goodwyne
John Phelps Mitchell
Myrle R. Grate

41.17 %
24.165%
22.165%
5.5 %
3.5 %
3.5 %
100.0 %

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TALLAHASSEE, FLORIDA

**ARTICLE VI
COMPENSATION**

Individual members of the Company may receive reasonable compensation for services performed for the Company. Any such compensation will be at the prevailing market rates and subject to the approval of three (3) Company members for compensation in excess of \$2,000.

**ARTICLE VII
CAPITAL CONTRIBUTIONS**

Each member shall make capital contributions to the Company proportionate to their interests in the form of cash or services at such times and in such amounts as may be provided in the regulations adopted by the members.

ARTICLE VIII
ADMISSION OF NEW MEMBERS (TRANSFERABILITY OF INTERESTS)

No additional members shall be admitted to the Company except with the unanimous written consent of all members. A member may transfer his or her interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless all the other members of the Company, other than the member proposing to dispose of his or her interest, approve of the proposed transfer by unanimous written consent.

In the event of death of a member, the Company shall have the right to purchase the interest of the deceased member. The purchase price shall be determined by an independent appraisal and shall be paid as mutually agreed upon.

ACCEPTANCE OF REGISTERED AGENT

The undersigned, being the person named in the Articles of Organization of SEDONA II, LLC as registered agent of this limited liability company, hereby consents to his appointment as registered agent of the Company and states that he is familiar with and accepts the obligations of the position.



STEVEN E. ALLEN
Managing Member

IN WITNESS WHEREOF, the undersigned organizer has made and subscribe these Articles of Organization at Tallahassee, Florida, for the foregoing uses and purposes this 4th day of DECEMBER, 2006.



STEVEN E. ALLEN
Managing Member