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**ARTICLES OF ORGANIZATION
OF
418 7th Avenue Town Homes, LLC**

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

**ARTICLE I
NAME AND ADDRESS**

The name of the limited liability company shall be 418 7th Avenue Town Homes, LLC ("Company"). The principal place of business of the Company in Florida shall be 3010 So. 3rd Street, Jacksonville Beach, Florida 32250. The mailing address of the Company shall be 3010 So. 3rd Street, Jacksonville Beach, Florida 32250.

**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 earlier dissolved as provided in these Articles of Organization.

**ARTICLE III
PURPOSES AND POWERS**

The general purpose for which the Company is organized is 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 Patterson, Anderson & Feldman, P.A., 3010 South Third Street, Jacksonville Beach, Florida 32250.

**ARTICLE V
MANAGEMENT (MANAGEMENT BY ITS MEMBERS)**

The Company shall be managed by its Members, in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not

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inconsistent with law or these Articles of Organization. The name and address of the initial Managing Member of the Company is:

NAME

Alvaro F. Morrell

ADDRESS

3010 South Third Street,
Jacksonville Beach, Florida 32250


IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these Articles of Organization at Jacksonville Beach, Florida, for the foregoing uses and purposes this day of December, 2006


Alvaro F. Morrell

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11th day of December, 2006, by Alvaro F. Morrell. He is personally known to me or has produced _____ as identification.




Notary Public

ACCEPTANCE OF REGISTERED AGENT

The undersigned, being the person named in the Articles of Organization of 418 7th Avenue Town Homes, LLC, as the registered agent of this limited liability company, hereby consents to its appointment as registered agent of the Company.

PATTERSON, ANDERSON & FELDMAN, P.A.

By 
Lawrence R. Patterson, its President

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