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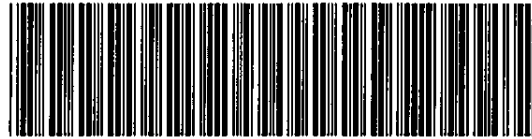
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TALLAHASSEE, FLORIDA

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: PARK PLACE CONDOS LLC
(Name of Limited Liability Company)

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

KAREN A. LORENZEN

(Name of Person)

HAYES LORENZEN LAWYERS

(Firm/Company)

125 S. DUBUQUE STREET, STE 580

(Address)

IOWA CITY IA 52240

(City/State and Zip Code)

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TALLAHASSEE, FLORIDA

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For further information concerning this matter, please call:

Karen Lorenzen

(Name of Person)

at (319) 887-3688

(Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

- ☐ \$125.00 Filing Fee ☐ \$130.00 Filing Fee & Certificate of Status ☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed) ☒ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street/Courier Address
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

PLEASE RETURN VIA ENCLOSED FED EX ENVELOPE

Articles of Organization
PARK PLACE CONDOS, LLC

Article I

This limited liability company shall be known and referred to as: PARK PLACE CONDOS, LLC.

Article II

The mailing address shall be:

PARK PLACE CONDOS, LLC
1515 International Parkway
Suite 1025
Lake Mary, Florida 32746

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TALLAHASSEE, FLORIDA

The principal office of Park Place Condos, LLC shall be:

Park Place Condos, LLC
1515 International Parkway
Suite 1025
Lake Mary, Florida 32746


Article III

Janet A. Napolitano, shall serve as registered agent for Park Place Condos, LLC and her address is:

Janet A. Napolitano
All Florida Title
1515 International Parkway
Suite 1025
Lake Mary, FL 32746

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 as provided for in Chapter 608, Florida Statutes.



Janet A. Napolitano, Registered agent

Dated this 2 day of May, 2007

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Article IV

The purpose of Park Place Condos, LLC is real estate ownership, investment, leasing, financing, development and to advance "soft deposits" for use by other developers and/or acquirers in exchange for contracted fees. Furthermore, this LLC is authorized to conduct all business afforded to it by law and pursuant to Section 608.404, Florida Statutes, limited only by the Operating Agreement governing Park Place Condos, LLC, upon it's execution and any properly executed amendment thereto.

Article V

The provisions for the capital account of Park Place Condos LLC, as provided for by Section 608.4211, Florida Statutes shall be set forth within the terms and conditions of the Operating Agreement, as modified by any properly executed Amendment.

Article VI

The name, designation and address of the company's manager member is:

Bruce Napolitano, managing member
First Title of America dba All Florida Title
1515 International Parkway
Suite 1025
Lake Mary, Florida 32746

Remaining members are:

Tony Cipparone
Ci Fam
1525 International Parkway
Lake Mary, Florida 32746

Christopher Swatz
Heathrow Equity Partners
1515 International Parkway
Suite 2013

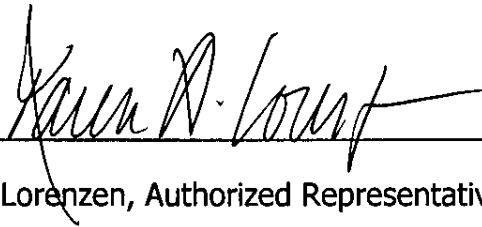
Alexander D. Thomas
394 Seminole Avenue
Lake Mary, Florida 32746

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TALLAHASSEE, FLORIDA

Article VII

The effective date of this LLC shall be the date of filing.

In accordance with Section 608.408(3), Florida Statutes, I hereby execute this document and affirm under the penalty of perjury that the facts stated herein are true.

A handwritten signature in black ink, appearing to read "Karen A. Lorenzen", is written over a horizontal line.

Karen A Lorenzen, Authorized Representative

Dated this 3rd day of May, 2007

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