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J. BRYAN

FEB 21 2008

EXAMINER

ARTICLES OF ORGANIZATION
of
1615 VALENCIA AVENUE, LLC
A Florida Limited Liability Company

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ARTICLE 1
NAME

The name of this limited liability company is 1615 Valencia Avenue, LLC.

ARTICLE 2
PERIOD OF DURATION

The period of duration of this limited liability company is perpetual. The date with which the existence of this limited liability company begins shall be February 20, 2008.

ARTICLE 3
PURPOSE

Effective Date 02/20/08

The purpose for which this limited liability company is organized is to engage in any or all lawful acts or activities in which limited liability companies may engage under the Florida Limited Liability Company Act or under the laws of any other jurisdictions in which the company may conduct business. This limited liability company shall be authorized to conduct and transact any business and engage in any activity that is either lawfully authorized or not prohibited by law and, by way of illustration and not limitation, to provide services and products, to invest the funds of this limited liability company in real estate, mortgages, stocks, bonds or any other type of investments, and to own real and personal property necessary or appropriate for the conduct or transaction of any such business or activity; to do anything necessary and proper for the accomplishment or furtherance of any of the purposes of this limited liability company enumerated in these articles of organization or any amendment thereof, and to do any act necessary or incidental to the protection and benefit of this limited liability company; and in general, either alone or in association with other limited liability companies, corporations, partnerships, individuals, or other entities, to carry on any lawful pursuit necessary or incidental to the accomplishment or furtherance of the purposes of this limited liability company.

ARTICLE 4
PRINCIPAL OFFICE

The mailing address and street address of the principal office this limited liability company are as follows:

1024 S. Nova Road
Ormond Beach, FL 32174

ARTICLE 5
REGISTERED AGENT; REGISTERED OFFICE

The name and street address of the initial registered agent of this limited liability company in the State of Florida are as follows:

Name: L. A. Gornito, Jr., Esq.
Street Address: 444 Seabreeze Boulevard, Suite 200
Daytona Beach, FL 32118

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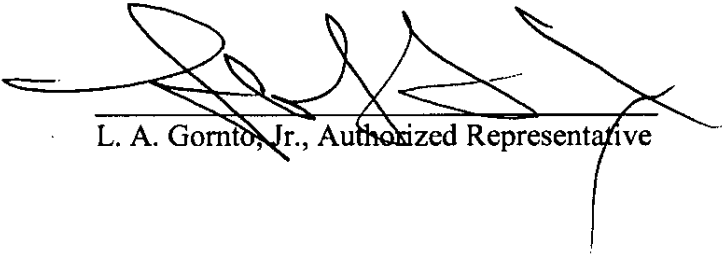
ARTICLE 6
MANAGEMENT

The limited liability company is to be managed by its Manager and is therefore a manager managed company. The name and address of the initial manager are as follows:

Name: Charlotte C. Van Horn
Address: 1024 S. Nova Road
Ormond Beach, FL 32174

EXECUTION

The undersigned authorized representative of this limited liability company executes these articles of organization this 19th day of February, 2008.

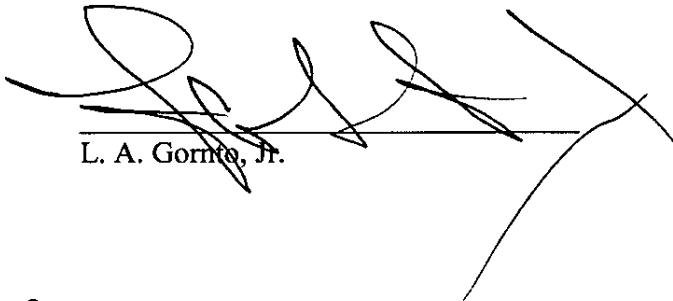


L. A. Gornito, Jr., Authorized Representative

STATEMENT OF ACCEPTANCE OF
APPOINTMENT AS REGISTERED AGENT

Having been appointed as registered agent for the above named limited liability company at the street address stated in the foregoing articles of organization, I hereby accept such appointment. I further state that I am familiar with and accept the obligations of that position.

Dated February 19, 2008.



L. A. Gornito, Jr.