

Division of Corporations

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Fax Number : (850) 617-6383

L. SELLERS

From:

Account Name : WARD, DAMON & POSNER, P.A.
Account Number : 072262000447
Phone : (561) 842-3000
Fax Number : (561) 842-3626

APR 10 2008

EXAMINER**FLORIDA/FOREIGN LIMITED LIABILITY CO.****ACE TOWNHOMES, LLC**

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**ARTICLES OF ORGANIZATION
OF
ACE TOWNHOMES, LLC**

THE UNDERSIGNED, acting as organizer, hereby adopts the following Articles of Organization for the purpose of forming a Limited Liability Company under the Florida Limited Liability Company Act.

ARTICLE I - NAME

The name of this Limited Liability Company is: ACE TOWNHOMES, LLC

ARTICLE II - MAILING ADDRESS OF LIMITED LIABILITY COMPANY

The initial mailing address and the street address of the principal office of the limited liability company is: 900 East Indiantown Road, Suite 100, Jupiter, FL 33477.


ARTICLE III - REGISTERED AGENT AND REGISTERED OFFICE

The name and street address of the limited liability company's initial registered agent for service of process in this state is Michael Abel, 900 East Indiantown Road, Suite 100, Jupiter, Florida 33477.

ARTICLE IV - MANAGEMENT

The business of the company shall be manager managed. Michael Abel and Howard Fishman, with an address at 900 East Indiantown Road, Suite 100, Jupiter, Florida 33477, shall be the initial Managers.

DATED this 9th day of April, 2008.


Michael Abel
Manager and Organizer

Conrad Damon, Esq.
Ward, Damon & Posner, P.A.
4420 Beacon Circle, Suite 100
West Palm Beach, FL 33407
561/842-3000
Florida Bar No. 272434

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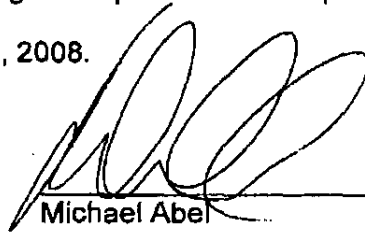
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**CERTIFICATE ACCEPTING APPOINTMENT
AS REGISTERED AGENT**

The undersigned, having been designated as registered agent at the registered office set forth in the Articles of Organization of ACE TOWNHOMES, LLC, hereby accepts such appointment and agrees to act in such capacity. The undersigned is familiar with and accepts the obligations of registered agent as provided in Chapter 608 Florida Statutes.

DATED this 9th day of April, 2008.


Michael Abel

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