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(Requestor's Name)

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(City/State/Zip/Phone #)

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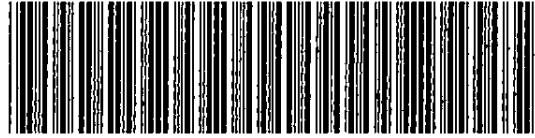
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TALLAHASSEE FLORIDA

N. Collins JUN 19 2008

LARRY M. STEWART, P.A.

Attorney at Law

73 S.W. Flagler Avenue
Post Office Box 809
Stuart, Florida 34995
(772) 283-8191
Fax (772) 283-4396

June 13, 2008

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

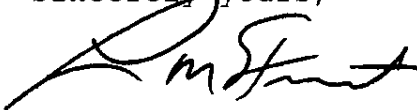
Re: IVY AVENUE ASSOCIATES II, L.L.C.

To Whom It May Concern:

Enclosed please find an original and one copy of Articles of Organization for Florida Limited Liability Company pertaining to IVY AVENUE ASSOCIATES II, L.L.C., together with our check in the amount of \$155.00. \$100.00 is applicable to the filing fee, \$25.00 to the Designation of Registered Agent, and \$30.00 for a certified copy. Please forward the certified copy back to this office as soon as possible.

With kindest personal regards.

Sincerely yours,



LARRY M. STEWART

LMS/hc
enclosures

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - NAME

The name of the limited liability company is IVY AVENUE ASSOCIATES II, L.L.C.

ARTICLE II - ADDRESS

The mailing address of the Company's principal place of business is 10664 SW Whooping Crane Way, Palm City, FL 34990. The street address of the Company's principal place of business is 10664 SW Whooping Crane Way, Palm City, FL 34990.

ARTICLE III - REGISTERED AGENT, REGISTERED OFFICE &
REGISTERED AGENT'S SIGNATURE

The name and the Florida street address of the registered agent are:

EOGHAN O'CONNELL
10664 SW Whooping Crane Way
Palm City, FL 34990

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, F.S.


Registered Agent's Signature

ARTICLE IV - DURATION

The period of duration for the Company is perpetual.

ARTICLE V - MANAGEMENT

The Company is to be managed by two (2) managers. The managers will serve until the first annual meeting of the members.

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The initial managers are the following:

<u>Name:</u>	<u>Address:</u>
PETER CALLAHAN	10664 SW Whooping Crane Way Palm City, FL 34990
EOGHAN O'CONNELL	10664 SW Whooping Crane Way Palm City, FL 34990

ARTICLE VI - INITIAL MEMBERS

The following person is the initial member for the Company:

<u>Name:</u>	<u>Address:</u>
PETER CALLAHAN	10664 SW Whooping Crane Way Palm City, FL 34990

ARTICLE VII - ADMISSION OF NEW MEMBERS

Members of the Company have the right to admit new members. Additional members may be admitted by the written consent of existing members holding seventy-five percent (75%) of the stock of the Company, and the existing members shall determine the amount and nature of contributions by new members at the time the new members are admitted.

ARTICLE VIII - CONTINUATION

The remaining members of the Company have the right to continue the business of the Company upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Company. The business of the Company may be continued by the written consent of seventy-five percent (75%) of the remaining members.

ARTICLE IX - ADDITIONAL PROVISIONS

Except as otherwise provided in these Articles of Incorporation or the Regulations of this Company, the applicable provisions of Florida Statutes Chapter 608 shall apply. In the event there is any conflict between the provisions of Florida

The initial manager is the following:

Name:

Address:

PETER CALLAHAN

10664 SW Whooping Crane Way
Palm City, FL 34990

ARTICLE VI - INITIAL MEMBERS

The following person is the initial member for the Company:

Name:

Address:

PETER CALLAHAN

10664 SW Whooping Crane Way
Palm City, FL 34990

ARTICLE VII - ADMISSION OF NEW MEMBERS

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ARTICLE VIII - CONTINUATION

The remaining members of the Company have the right to continue the business of the Company upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Company. The business of the Company may be continued by the written consent of seventy-five percent (75%) of the remaining members.

ARTICLE IX - ADDITIONAL PROVISIONS

Except as otherwise provided in these Articles of Incorporation or the Regulations of this Company, the applicable provisions of Florida Statutes Chapter 608 shall apply. In the event there is any conflict between the provisions of Florida Statutes Chapter 608 and the provisions of these Articles and/or Regulations, these Articles or Regulations shall control. In the event there is any conflict between the provisions of these Articles and the Regulations of this Company, the Regulations shall control.

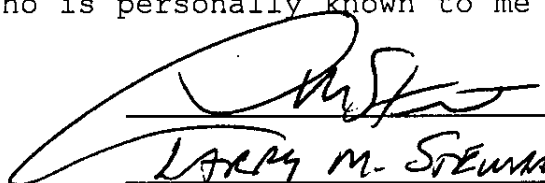
Statutes Chapter 608 and the provisions of these Articles and/or Regulations, these Articles or Regulations shall control. In the event there is any conflict between the provisions of these Articles and the Regulations of this Company, the Regulations shall control.

IN WITNESS WHEREOF, I have executed these Articles of Organization on this 11th day of June, 2008 at Stuart, FL.


EOGHAN O'CONNELL
Authorized Manager

STATE OF FLORIDA
COUNTY OF MARTIN

SWORN TO AND SUBSCRIBED BEFORE ME, a notary public, this 11th day of JUNE, 2008 by EOGHAN O'CONNELL, authorized manager of IVY AVENUE ASSOCIATES II, L.L.C., a Florida Limited Liability Company, who is personally known to me and who did not take an oath.


LARRY M. STEWART

(Notary Seal)

Notary Public
My Commission Expires:

MAY 29, 2010



Larry M. Stewart
Commission # DD524624
Expires May 29, 2010
Bonded Troy Fair - Insurance Inc. 800-385-7019

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