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Special Instructions to Filing Officer:

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MAR 10 2010

**EXAMINER**

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Office Use Only



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**FILED**

10 MAR -9 PM 3:11

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Encore Properties, LLC  
75 Gatlin Avenue  
Suite A  
Orlando, FL 32806

January 30, 2010

Florida Secretary of State  
Division of Corporations  
Post Office Box 6327  
Tallahassee, FL 32314

ATTN: Corporate Filings

To Whom It May Concern:

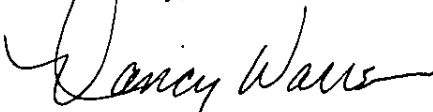
Enclosed please find the following items:

1. Articles of Organization for Encore Properties, LLC (2 sets)
2. Check in the amount of \$125.00 for the filing fees

Please time and date stamp the second (2<sup>nd</sup>) set of the Articles (marked COPY) and return it in the enclosed envelope.

If you have any questions, please contact me at 407-855-5529.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Warren", written in a cursive style.

Nancy R. Warren  
Registered Agent

Enc



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

February 22, 2010

NANCY R. WARREN  
75 GATLIN AVENUE, STE. A  
ORLANDO, FL 32806

SUBJECT: ENCORE PROPERTIES, LLC  
Ref. Number: W10000008852

We have received your document for ENCORE PROPERTIES, LLC and your check(s) totaling \$125.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Section 608.406, Florida Statutes, was amended effective July 1, 2007, to require the name of a limited liability company to be distinguishable from the names of all other filings filed with the Division of Corporations, except for fictitious name registrations and general partnership registrations.

Please select a new name and make the correction in all the appropriate places. One or more words may be added to make the name distinguishable from the one presently on file. Adding of Florida or Florida to the end of the name is not acceptable. A search for name availability can be made on the Internet through the Division's records at [www.sunbiz.org](http://www.sunbiz.org).

Please note the name of a limited liability company must end with the words Limited Liability Company, the abbreviation L.L.C., or the designation LLC. The word Limited may be abbreviated as Ltd. and the word Company may be abbreviated as Co. The following suffixes are no longer acceptable: Limited Company, L.C., and LC.

The document number of the name conflict is 463460.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6967.

Leslie Sellers  
Regulatory Specialist II

Letter Number: 010A00004317

**Articles of Organization  
for**

**ENCORE PROPERTIES LLC**

*and of Central Florida,*

**ARTICLE I. ENTITY NAME**

The name of this Limited Liability Company shall be: **Encore Properties, ~~LLC~~ of Central Florida, LLC** *and*

**ARTICLE II. NATURE OF BUSINESS AND POWERS**

The general nature of the business to be transacted by this company is to engage in the general business of Real Estate and contractually related services, along with any and all other business permitted under the laws of the United States of America and the great State of Florida.

**ARTICLE III. TAX STRUCTURE**

The managing members of this Limited Liability Company have elected to report the financial data of this Company for Tax Purposes by filing, on an annual basis, IRS Form 1065, U.S. Return of Partnership Income. The company shall follow all of the standard rules for reporting of income/or losses to the individual partner members.

**ARTICLE IV. TERM OF EXISTENCE**

This company shall have perpetual existence until such time as it may be dissolved by the Managing Members.

**ARTICLE V. INITIAL REGISTERED AGENT AND INITIAL REGISTERED OFFICE**

The Register Agent and the street address of the initial Registered Office of this Company in the State of Florida shall be:

**Nancy R. Warren  
75 Gatlin Avenue  
Suite A  
Orlando, FL 32806**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The Managing Members from time to time may move the Registered Office to any other address in the state of Florida.

**ARTICLE VI. MANAGING DIRECTORS**

This company shall have two managing directors initially. The number of managing directors may be increased or diminished from time to time by amendments to these Organizational Articles adopted by the Managing Members, but shall never be less than one.

**ARTICLE VII. INITIAL MANAGING DIRECTORS**

The names and street address of the initial managing directors of this company are:

Nancy R. Warren  
6725 Bonnie Lou Drive  
Orlando, Florida 32809

Douglas Hill  
75 Gatlin Ave, Suite A  
Orlando, Florida 32806

**ARTICLE VIII. PRINCIPAL OFFICE**

The principal place of business and mailing address of this company shall be:

75 Gatlin Avenue Suite A  
Orlando, FL 32806

**ARTICLE IX. AMENDMENT**

These articles of organization may be amended in the manner provided by law. Every amendment shall be approved by the managing directors, proposed by them to the members and approved at a legally called Company meeting by at least a majority of the members entitled to vote.

**ARTICLE X. OFFICERS**

The following persons are the initially elected officers of the company and are to hold office until the next annual meeting.

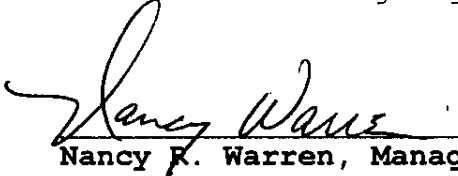
PRESIDENT  
VICE-PRESIDENT  
SECRETARY  
TREASURER

Nancy R. Warren  
Douglas Hill  
Douglas Hill  
Nancy R. Warren

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TALLAHASSEE, FLORIDA

ATTESTATION

IN WITNESS WHEREOF, the undersigned, as Managing Directors, have executed the foregoing Articles of Organization.

  
Nancy R. Warren, Managing Director

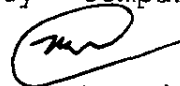
  
Date

  
Douglas Hill, Managing Director

  
Date

CERTIFICATE OF DESIGNATION  
REGISTERED AGENT/OFFICE

Pursuant to the provisions of section 607.0501, Florida Statutes, the undersigned company, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent in the State of Florida.

1. The name of the Limited Liability Company is **Encore Properties, LLC of Central Florida, LLC** 
2. The name and address of the registered agent and office is:

Nancy R. Warren  
75 Gatlin Avenue, Suite A  
Orlando, FL 32806

SIGNATURE

  
Nancy R. Warren

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATE 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.

SIGNATURE

  
Nancy R. Warren