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APR 19 2010

EXAMINER

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

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**FLORIDA LIMITED LIABILITY CO.
MAGNOLIA STREET, LLC**

Certificate of Status	0
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**ARTICLES OF ORGANIZATION FOR
MAGNOLIA STREET, LLC
A FLORIDA LIMITED LIABILITY COMPANY**

**ARTICLE I
NAME**

The name of the Limited Liability Company is MAGNOLIA STREET, LLC.

**ARTICLE II
ADDRESS**

The mailing address and street address of the principal office of the Limited Liability Company is 500 South Magnolia Street, Orlando, FL 32801.

**ARTICLE III
DURATION**

The period of duration for the Limited Liability Company shall be as described in the Operating Agreement governing the Limited Liability Company.

**ARTICLE IV
MANAGEMENT**

The Limited Liability Company is to be managed by its sole and managing member and the name and address of the managing member of the Limited Liability Company are:

Kramer Real Estate Holding, LLC
500 South Magnolia Street
Orlando, FL 32801

**ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT**

The address of the initial Registered Office of the Limited Liability Company is 500 South Magnolia Street, Orlando, FL 32801, and the initial Registered Agent at such address is Charles E. Kramer.

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IN WITNESS WHEREOF, the undersigned managing member affirms that, under penalties of perjury, the facts stated herein are true, and the undersigned managing member has executed these Articles of Organization this 16th day of April, 2010.

Kramer Real Estate Holding, LLC, Managing Member

By: Charles E. Kramer Family Limited Partnership,
Managing Member

By: Charles E. Kramer
Charles E. Kramer, General Partner

ACCEPTANCE OF APPOINTMENT BY INITIAL REGISTERED AGENT

THE UNDERSIGNED, an individual, having been named in Article V of the foregoing Articles of Organization as initial Registered Agent at the office designated therein, hereby accepts such appointment and agrees to act in such capacity. The undersigned hereby states that he is familiar with, and hereby accepts, the obligations set forth in Section 608.407, Florida Statutes, and the undersigned will further comply with any other provisions of law made applicable to him as Registered Agent of the limited liability company.

DATED this 16th day of April, 2010.

Charles E. Kramer