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Farr Law Firm

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FLORIDA LIMITED LIABILITY CO.
WEBB BERGER CAROLINA 1031 LLC

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ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY**ARTICLE I — Name:**

The name of the Limited Liability Company ("Company") is:

WEBB BERGER CAROLINA 1031 LLC**ARTICLE II — Address:**

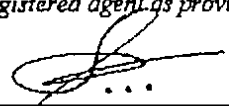
The mailing address and street address of the principal office of the Company is:

WEBB BERGER CAROLINA 1031 LLC**Mailing Address:** 1107 W. Marion Avenue, Suite 115
Punta Gorda, FL 33950**Street Address:** WEBB BERGER CAROLINA 1031 LLC
c/o Sankey E. Webb, III
Webb, Lorah & McMillan, PLLC
1107 West Marion Avenue, Suite 115
Punta Gorda, FL 33950**ARTICLE III — Registered Agent, Registered Office, & Registered Agent's Signature:**

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

Sankey E. Webb, III
Webb, Lorah & McMillan, PLLC
1107 West Marion Avenue, Suite 115
Punta Gorda, Florida 33950

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 605, F.S.



Sankey E. Webb, III, Registered Agent**ARTICLE IV — Management**

The Company shall be a manager-managed limited liability company. The initial manager shall be:

Ann S. Berger
11000 Placida Road, #1204
Placida, FL 33946

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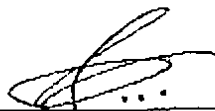
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Gary L. Berger
11000 Placida Road, #1204
Placida, FL 33946

The managers may act jointly or separately. Any subsequent manager or managers shall be appointed as provided in the Operating Agreement as it may be amended from time to time. The manager may appoint, employ, or otherwise contract with any persons for the transaction of the business of the Company or the performance of services for or on behalf of the Company, and the manager may delegate to any such person (who may be designated by the manager as an officer of the Company) such authority to act on behalf of the Company as the manager may from time to time deem appropriate.

ARTICLE V – Duration

The Company shall exist perpetually or until dissolved in a manner provided by law, or as provided in the operating agreement adopted by the members and shall commence its existence on filing of these Articles.



Sankey E. Webb, III
Authorized Representative of a Member

(In accordance with section 605.0203(1)(b), Florida Statutes, the execution of this certificate constitutes an affirmation under the penalties of perjury that the facts stated herein are true.) I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in Florida Statute Section 817.155.

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