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Florida Department of State
Division of Corporations
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To:

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Account Name : MAYNARD NEXSEN PC
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****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: mills@maynardnexsen.com

FLORIDA LIMITED LIABILITY CO.
Condev Bayside Limited Partner, LLC

Certificate of Status	0
Certified Copy	0
Page Count	03
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**ARTICLES OF ORGANIZATION
OF
CONDEV BAYSIDE LIMITED PARTNER, LLC**

The undersigned, pursuant to the provisions of Florida Statutes Chapter 605, the Florida Revised Limited Liability Company Act (the "LLC Act"), for the purpose of forming a limited liability company under the laws of Florida, provides the following:

ARTICLE I - NAME

The name of the limited liability company is **Condev Bayside Limited Partner, LLC** (the "Company").

ARTICLE II - DURATION

The period of duration for the Company shall be **perpetual**, unless dissolved in accordance with the terms of the Operating Agreement of the Company.

ARTICLE III – PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The initial mailing address and street address of the principal office of the Company are as follows

1. The Principal Office location of the Company is:
921 North Pennsylvania Avenue
Winter Park, Florida 32789
2. The Mailing Address of the Company is:
P.O. Box 1748
Winter Park, Florida 32790

These addresses may be changed from time to time as provided in the Company's Operating Agreement.

**ARTICLE III - CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605.0113 FLORIDA STATUTES, AND THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

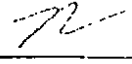
1. The name and the Florida street address of the registered agent are:
Maynard Nexsen PC Corporation
200 East New England Avenue, Suite 300
Winter Park, Florida 32789

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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.


Brian A. Mills, Esquire, for the Firm

ARTICLE V - MEMBERS

The Company shall have at least one member and may admit additional members as the Company's Operating Agreement may provide.

ARTICLE VI - MANAGEMENT

The Company shall be manager-managed and shall be managed by one or more managers appointed by its members in accordance with the terms of the operating agreement. The members shall designate the managers, who may also be members, at an annual meeting. The initial managers, who may serve until the first annual meeting of the members, are:

1. Condev Development, LLC, Manager
921 North Pennsylvania Avenue
Winter Park, Florida 32789

ARTICLE VII - CONTINUITY

The Company shall not be dissolved upon the death, retirement, resignation, expulsion, dissolution, or any other event that terminates the membership of a member in the Company, or would result in dissolution of the Company. In accordance with the terms of its Operating Agreement, the Company shall not be dissolved without the written consent of the Company's remaining members.

ARTICLE VIII - EFFECTIVE DATE

The effective Date for the Company shall be the date of filing with the State of Florida Division of Corporations.

ARTICLE VI - ADMISSION OF ADDITIONAL MEMBERS

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be as provided in the Company Operating Agreement.

[Signature to Follow on the Next Page]

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(In accordance with Section 605.0203(1)(b) Florida Statutes,
the execution of this affidavit constitutes an affirmation under
the penalties of perjury that the facts stated herein are true)



Signature of a member or authorized
Representative of a member