

L9900000 3439



ACCOUNT NO. : 072100000032

REFERENCE : 272841 3487A

AUTHORIZATION : *Patricia Pijute*

COST LIMIT : \$ 285.00

ORDER DATE : June 14, 1999

ORDER TIME : 10:46 AM

ORDER NO. : 272841-010 000002903670--4

CUSTOMER NO: 3487A

CUSTOMER: Tami D. Toms, Legal Secretary
ICARD MERRILL CULLIS TIMM
ICARD MERRILL CULLIS TIMM
2033 Main Street, Suite 600
P. O. Drawer 4195
Sarasota, FL 34237

DOMESTIC FILING

NAME: IDEAL HEATING & AIR
CONDITIONING COMPANY, L.L.C.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

Name	CERTIFIED COPY
Availability	<u>XX</u> PLAIN STAMPED COPY
	CERTIFICATE OF GOOD STANDING

Document Examiner	CONTACT PERSON: Jeanine Reynolds
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EXAMINER'S INITIALS:

Updater	DOC
Updater Verifier	DOC
acknowledgement	DOC
W. P. Verifier	DOC

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TALLAHASSEE, FLORIDA

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION
Ideal Heating & Air Conditioning Company, L.L.C.

The undersigned, desiring to form a limited liability company ("Company") pursuant to the Florida Limited Liability Company Act, hereby makes and declares these Articles of Organization.

Article I - Name

The name of the Company is Ideal Heating & Air Conditioning Company, L.L.C.

Article II - Duration and Commencement

This Company shall commence on the date these Articles are filed with the Department of State, and the duration shall be perpetual.

Article III - Purpose

The Company is organized for the purpose of acquiring, developing, owning, operating, leasing and selling real property, and any other lawful purpose.

Article IV - Mailing Address and Principal Office

The mailing and street address of the Company's principal office is 2033 Main Street, Suite 101, Sarasota, Florida 34237.

ARTICLE V - Initial Registered Office and Agent

The name and street address of the initial registered agent of this Company is J. Geoffrey Pflugner, 2033 Main Street, Suite 101, Sarasota, Florida 34237.

Article VI - Membership

Members of the Company have the right to admit new members. Additional members may be admitted only on a unanimous written consent of the existing members, and the existing members shall determine the amount and nature of contributions by new members at the time the new members are admitted.

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Article VII - Continuance of Company

The remaining members of the Company have the right to continue the business on 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 may be continued only on the unanimous written consent of the remaining members.

Article VIII - Management

The management of the Company shall be reserved to its Manager: Raymond C. McLaughlin, 3925 Sawyer Road, Sarasota, Florida 34233, who shall manage the Company.

Article IX - Additional Provisions

The power to adopt, alter, amend, or repeal the regulations of the Company is vested entirely in the manager listed in Article VIII.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization
this 10th day of June, 1999

By: _____

J. Geoffrey Pflugner

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AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS

The undersigned members or authorized representative of a member of Ideal Heating & Air Conditioning Company, L.L.C. deposes and says:

- (1) The above named limited liability company has at least one member.
- (2) The total amount of cash contributed by the members is Thirty-seven thousand and No/100 Dollars (\$37,000.00).
- (3) If any, the agreed value of property other than cash contributed by members is \$ -0-.
- (4) The total amount of cash or property anticipated to be contributed by members is \$37,000.00. This total includes amounts from (2) and (3) above.

In accordance with Section 608.408(3), Florida Statutes, this execution of this affidavit constitutes an affirmation under penalties of perjury that the facts stated herein are true.


Ideal Heating & Air Conditioning Company, L.L.C.

By: 

J. Geoffrey Pflugner as Authorized Representative

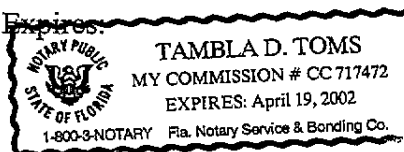
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 11th day of June, 1999 by J. Geoffrey Pflugner as Authorized Representative of Ideal Heating & Air Conditioning Company, L.L.C., who is personally known to me or who has produced _____ as identification and who did not take an oath.



Notary Public

My Commission Expires



**CERTIFICATE OF DESIGNATION OF
IDEAL HEATING & AIR CONDITIONING COMPANY, L.L.C.
REGISTERED AGENT/REGISTERED OFFICE**

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Pursuant to the provisions of Section 608.415 or 608.507, Florida Statutes, the hereinabove limited liability company 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 Ideal Heating & Air Conditioning Company, L.L.C..

2. The name and address of the registered agent and office is: J. GEOFFREY PFLUGNER, 2033 Main Street, Suite 101, Sarasota, Florida 34237.

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.



J. GEOFFREY PFLUGNER

Date: June 10, 1999