

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

L990000007069

Investment Properties
of Sarasota, LLC

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****125.00 ****125.00

- ___ Art of Inc. File
- ___ LTD Partnership File
- ___ Foreign Corp. File
- ☒ L.C. File
- ___ Fictitious Name File
- ___ Trade/Service Mark
- ___ Merger File
- ___ Art. of Amend. File
- ___ RA Resignation
- ___ Dissolution / Withdrawal
- ___ Annual Report / Reinstatement
- ___ Cert. Copy
- ☒ Photo Copy
- ___ Certificate of Good Standing
- ___ Certificate of Status
- ___ Certificate of Fictitious Name
- ___ Corp Record Search
- ___ Officer Search
- ___ Fictitious Search
- ___ Fictitious Owner Search
- ___ Vehicle Search
- ___ Driving Record
- ___ UCC 1 or 3 File
- ___ UCC 11 Search
- ___ UCC 11 Retrieval
- ___ Courier

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA
RECEIVED
99 OCT 26 / 11:47
TALLAHASSEE, FLORIDA

Signature _____

Requested by: _____

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____

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DB
10-26-99

**ARTICLES OF ORGANIZATION
OF
INVESTMENT PROPERTIES OF SARASOTA, LLC**

ARTICLE I - NAME

The name of this Limited Liability Company is: INVESTMENT PROPERTIES OF SARASOTA, LLC.

ARTICLE II - DURATION

The Limited Liability Company shall have a perpetual existence.

ARTICLE III - PURPOSE

The purpose of this Limited Liability Company is to engage in any activities or business permitted under the Laws of the United States and Florida.

ARTICLE IV - INITIAL CAPITAL CONTRIBUTIONS

The initial capital contributions shall be as follows:

Member's Name	Value of Contribution:	Percent of Interest:
RUTLEDGE LIMITED PARTNERSHIP	\$300,000.00	100%

Percentage interests express the share of property shown on the attached Schedule "A", contributed by and for the Members.

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

The initial registered office of this Limited Liability Company shall be at 1801 Glengary Street, Suite 202, Sarasota, Florida 34231 and the initial registered agent of this Limited Liability Company at such office shall be JAMES C. RUTLEDGE, who upon accepting this designation agrees to comply with the provisions of Section 608.463 and 48.061, Florida Statutes as amended from time to time, with respect to keeping an office open for service of process.

ARTICLE VI - MANAGEMENT OF COMPANY

The Limited Liability Company shall be managed by a manager or managers. The names and addresses of the initial manager(s) listed below shall serve until the first annual meeting of members or until their successors are elected and qualify.

Name(s) of Manager(s):	Address:
JAMES C. RUTLEDGE	1801 Glengary Street, Suite 202 Sarasota, FL 34231
AMANDA R. SIMMONS	4623 Kenmore Dr. NW Washington, D.C. 20007

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CLERK OF CIRCUIT COURT
SARASOTA, FLORIDA

ARTICLE VII - MAILING and STREET

ADDRESS

The principal address for the Limited Liability Company is: 1801 Glengary Street, Suite 202, Sarasota, FL 34231

The mailing address for the Limited Liability Company is: 1801 Glengary Street, Suite 202, Sarasota, FL 34231

ARTICLE VIII RIGHT TO ADMIT NEW MEMBERS OR ASSIGN MEMBERSHIP INTEREST

A new Member may be admitted and a Member's Interest may be assigned only with the prior written consent of the other members and the consents required under any state law applicable to such transfer or assignment. However, any Member's Interest may pass without consent by operation of law. The Company may charge a fee sufficient to defray all reasonable costs of effecting the transfer of a Member's Interests and for making such changes in the Company's records and books of account which are made necessary by the transfer. However, a Member's Interest may not be transferred or assigned if such transfer or assignment might:

- (a) result in the termination of the Limited Liability Company status under F.S. 608.441 or any successor provision;
- (b) Violate any state or Federal securities law applicable to the Company.

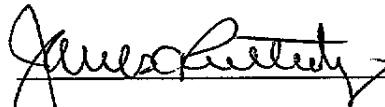
ARTICLE IX - CONTINUATION OF THE BUSINESS
AFTER THE DEATH, RESIGNATION OR BANKRUPTCY OF A MEMBER

Notwithstanding any law to the contrary, the Company shall continue and the business conducted by the Company shall continue, at the option of the remaining Members upon the death, bankruptcy, resignation, retirement, expulsion, or dissolution of a member.

ARTICLE X - EXECUTING MEMBER

The name and address of the member signing these Articles of Organization is:

RUTLEDGE LIMITED PARTNERSHIP
a Florida Limited Partnership



BY JAMES C. RUTLEDGE, GENERAL PARTNER

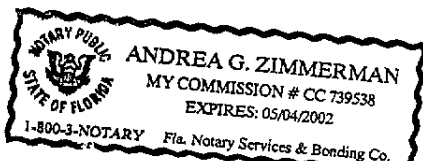
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TALLAHASSEE, FLORIDA

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 21st day of October, 1999, by JAMES C. RUTLEDGE, in his capacity as General Partner of RUTLEDGE LIMITED PARTNERSHIP, who is personally known ☒ OR ☐ who produced a driver's license as identification.

My Commission Expires:



Notary Public - State of Florida



ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for **INVESTMENT PROPERTIES OF SARASOTA, LLC**, at the place designated in the Articles of Organization, **MARY E. VAN WINKLE, ESQ.** agrees to act in this capacity, is familiar with and accepts the obligations of that position and agrees to comply with the provisions of Section 608.463 and 48.061 relative to keeping open such office.

Date: October ^{21st}~~18~~, 1999


JAMES C. RUTLEDGE

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