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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

J. BRYAN DEC 27 2004

LAW OFFICES
OUGHTERSON, SUNDHEIM, & WOODS, P.A.

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FREDERICK G. SUNDHEIM, JR.
WALTER G. WOODS*

WM. A. OUGHTERSON
OF COUNSEL

*BOARD CERTIFIED REAL ESTATE LAWYER

SANDRA L. SUNDHEIM-STRAUSBAUGH

December 14, 2004

Division of Corporations
Secretary of State
Post Office Box 6327
Tallahassee, Florida 32314

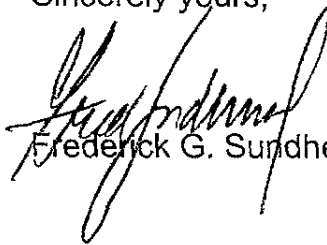
RE: ISLAND SHORE HOMES, LLC

Dear Sirs:

I have enclosed a check in the amount of \$125.00 to cover your filing fee and obtaining a certified copy of the enclosed Articles of Organization for the above limited liability company.

Once the Articles have been filed, please return the copy to my office marked as filed.

Sincerely yours,



Frederick G. Sundheim, Jr.

FGS:sn
Encls.
I-129

cc: Mr. Michael Miranda

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION
FOR
ISLAND SHORE HOMES, LLC

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

Article I
Name

The name of the Limited Liability Company is ISLAND SHORE HOMES, LLC.

Article II
Address

The mailing address and street address of the principal office of the Limited Liability Company is 700 Sunrise Highway, West Babylon, NY 11704.

Article III
Duration

The period of duration for the Limited Liability Company shall commence upon the date of execution hereof. The Limited Liability Company shall exist for thirty (30) years from such date unless sooner terminated.

Article IV
Management

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


Island Shore Homes, Inc.	700 Sunrise Highway West Babylon, NY 11704
Leo Cueto	3167 SW Bessey Creek Trail Palm City, FL 34990
Sheila Cueto	3167 SW Bessey Creek Trail Palm City, FL 34990
James Sebastiano	PO Box 1681 Palm City, FL 34991

Article V
Registered Agent, Registered Office, and Registered Agent's Signature

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

FREDERICK G. SUNDHEIM JR.
310 SW Ocean Blvd.
Stuart, Florida 34994

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 as registered agent as provided for in Chapter 608, Florida Statutes.



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CLERK OF SUPERIOR COURT
PALM BEACH COUNTY, FLORIDA

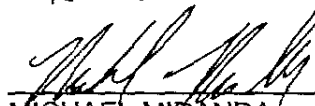
Article VI
Admission of Additional Members

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be: The admission of new members shall be solely by majority vote (in interest) by the existing members, or as otherwise provided in the Agreement of Operation or Regulations.

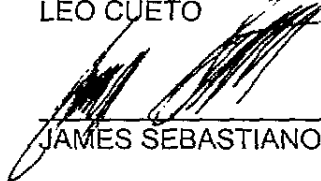
Article VII
Members Rights to Continue Business

The right, if given, of the remaining members of the Limited Liability Company 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 limited liability companies shall be by majority vote of the members.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization of ISLAND SHORE HOMES, LLC, effective this 13th day of December, 2004.



MICHAEL MIRANDA, as Vice President of
Island Shore Homes, Inc.

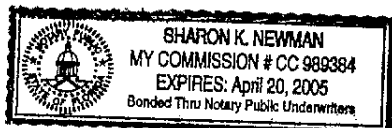

LEO CUETO
JAMES SEBASTIANO

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 14 day of December, 2004, by MICHAEL MIRANDA, as Vice President of Island Shore Homes, Inc., and LEO CUETO and JAMES SEBASTIANO, as members.



Signature of Notary Public



Print, type or stamp commissioned
name of Notary Public

Personally known ☒ or produced identification _____

Type of Identification Produced _____

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