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Florida Department of State
Division of Corporations
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To:
Division of Corporations
Fax Number : (850) 922-4003

From:
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305) 672-0686
Fax Number : (305) 672-9110

EFFECTIVE DATE
12-31-00

LIMITED LIABILITY COMPANY

Oakland Pines Apartments LLC

Certificate of Status	1
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Page Count	03
Estimated Charge	\$130.00

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Oakland Pines Apartments LLC

EFFECTIVE DATE
12-31-00

Article II. Address

The Company's street and mailing address is:
Oakland Pines Apartments LLC
4860 NE 12th Avenue
Fort Lauderdale FL 33334

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Nancy D. Pelosi
312 Southeast 17th Street
Second Floor
Fort Lauderdale FL 33316

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Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Nancy D. Pelosi | FL Bar Member 503710
Saavedra & Pelosi
312 Southeast 17th Street
Second Floor
Fort Lauderdale FL 33316
954-767-6333
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Article V. Management

This will be a member-managed company. The name of each member is:

Gerald M. Holland

Article VI. Company Existence

The Company's existence shall begin effective as of December 31, 2000.

The undersigned authorized representative of a member executed these Articles of Organization on January 8, 2001.


NANCY D. PELOSI

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Nancy D. Pelosi (FL Bar Member 503710)
Saavedra & Pelosi
312 Southeast 17th Street
Second Floor
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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:
Oakland Pines Apartments LLC

REGISTERED AGENT/OFFICE:
Nancy D. Pelosi
312 Southeast 17th Street
Second Floor
Fort Lauderdale FL 33316

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.


NANCY D. PELOSI

Date: January 8, 2001

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Second Floor
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