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Division of Corporations

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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

RONAN DEVELOPERS, L.L.C.

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$125.00

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ARTICLES OF ORGANIZATION
OF
RONAN DEVELOPERS, L.L.C.

ARTICLE I-Name:

The name of the Limited Liability Company is:

Ronan Developers, L.L.C.

ARTICLE II-Address:

The mailing address, including the street number, of the principal office of the Limited Liability Company is:

5030 Champion Boulevard, #6-172, Boca Raton, FL 33496.

ARTICLE III-Duration:

The period of duration for the Limited Liability Company shall be:

Perpetual.

ARTICLE IV-Purpose:

This Limited Liability Company is organized for the purpose of:

- (a) Owning or Leasing Real Property for the purpose of construction and/or renovation;
- (b) Owning or Leasing Real Property for the purpose of rental and investment;
- (c) To purchase, sell exchange, lease, assign, transfer, encumber or otherwise deal in or with real property, personal property, equipment, supplies and other items in relation to the purposes stated herein, including to borrow for the acquisition of and/or to pledge and/or encumber such property;
- (d) To do any and all things permitted by law incident to the foregoing, including but not by limitation, the borrowing of funds, pledging of Limited Liability Company assets, and dealing with tangible and intangible property of all kinds; and

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(e) In general, to carry on any other business in connection with the foregoing, or otherwise, and to transact any or all lawful businesses, and to have and exercise all the powers conferred by the laws of Florida on limited liability companies formed under The Florida Limited Liability Company Act.

ARTICLE V-Management:

The Limited Liability Company is to managed by the Members, as more specifically set forth in the Operating Agreement, and the names and addresses of the Members are:

Debear, Inc., 5030 Champion Boulevard, #6-172, Boca Raton, FL 33496.
Banyan Bay Holdings, Inc., 352 NE 3rd Avenue, Delray Beach, FL 33444.

ARTICLE VI-Withdrawal or Disqualification of Member:

Upon an event of withdrawal or disqualification of a member, the remaining members shall have the right, subject to the provisions set forth in the Operating Agreement, to continue the business and affairs of the Limited Liability Company.

ARTICLE VII-Admission of Additional Members:

The members may admit additional members upon the affirmative vote of One Hundred Percent (100%) of the members.

ARTICLE VIII-Tax Purposes:

For tax purposes, the Limited Liability Company will be operating as a partnership.

IN AFFIRMATION THEREOF, the facts stated above in these Articles of Organization are true.

DATED this 15th day of April, 2002.

Debra Polera
Debra Polera
Organizer

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CERTIFICATE OF DESIGNATION
OF
REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 or 608.507, FLORIDA STATUTES, THE UNDERSIGNED 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:

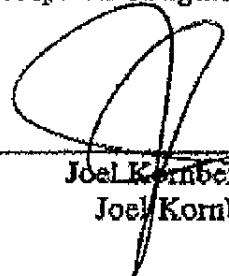
Ronan Developers, L.L.C.

2. The name and address of the registered agent and office is:

Joel Kornberg, M.D., J.D., P.A.
7301-A West Palmetto Park Road, Suite 305C
Boca Raton, Florida 33433

#00000100988

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.



Joel Kornberg, M.D., J.D., President
Joel Kornberg, M.D., J.D., P.A.

4/15/02
(Date)

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