

LO3 000020047

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Account Name : MORAN & SHAMS, P.A.
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LIMITED LIABILITY COMPANY

Keenan Spec Homes, LLC

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ARTICLES OF ORGANIZATION
OF
KEENAN SPEC HOMES, LLC

These Articles of Organization are made for the purposes of organizing a Florida Limited Liability Company under the Florida Limited Liability Company Act, Florida Statutes Chapter 608.

ARTICLE I - NAME

The name of this limited liability company is KEENAN SPEC HOMES, LLC ("Company").

ARTICLE II - DURATION

The existence of this limited liability company shall commence upon the filing of these Articles with the Florida Department of State and shall continue the earlier of 99 years from the date these Articles are filed with the Florida Department of State or the occurrence of any of the events specified in Florida Statutes, Section 608.441, unless continued by the unanimous consent of all the remaining members.

ARTICLE III - PURPOSE

This limited liability company is organized for the transaction of any and all lawful business.

ARTICLE IV - POWERS

This limited liability company shall have all of the powers enumerated in the Florida Limited Liability Company Act.

ARTICLE V - PRINCIPAL PLACE OF BUSINESS AND REGISTERED AGENT

The address of the place of business of the Company is 500 Pickford Point, Longwood, FL 32779 and the name and address of the initial registered agent of the Company is Mark A. Keenan, 500 Pickford Point, Longwood, FL 32779.

ARTICLE VI - CONTRIBUTIONS

Contributions of cash or property may be made from time to time to the Company upon agreement of all members.

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Keenan Spec Homes, LLC
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ARTICLE VII - MEMBERS OF THE COMPANY

The member of the company is Keenan Business Group Limited Partnership. Additional members may be admitted from time to time upon the unanimous written consent of all members of the Company. The terms and conditions of such admissions shall be adopted by unanimous written consent of all the members of this Company.

ARTICLE VIII - TERMINATION OF MEMBERSHIP

If a member dies, retires, resigns, is expelled, is dissolved, experiences bankruptcy or upon the occurrence of any other event which terminates the continued membership of the member in the Company, the remaining members may by unanimous written agreement, continue the business of the Company.

ARTICLE IX - MANAGEMENT OF THE COMPANY

The Company shall be managed by Mark A. Keenan, who shall serve as the Managing Member until and unless otherwise determined by the members of the Company at any meeting of the members or until its successor is elected and qualified to act in such capacity.

ARTICLE X - REGULATIONS

The Member(s) may adopt, alter, amend or repeal regulations containing provisions for the management and regulation of the affairs of the Company, provided that such regulations are not inconsistent with the laws of the State of Florida or the Articles of Organization.

ARTICLE XI - DISSOLUTION

The Company shall be dissolved upon the occurrence of any of the following events:

- a. When the period established in Article II hereof for the duration of this limited liability company expires;
- b. By the unanimous written agreement of all members; or
- c. Upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of any other event under law that would terminate the limited liability company, unless all of the remaining members of this limited liability company consent in writing to continue the Company.

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Keenan Spec Homes, LLC
Page 3ARTICLE XII - TRANSFER OF MEMBERSHIP INTEREST

No member may transfer his, her or its membership interest or any portion thereof without the prior written consent of the Managing Member of the Company unless otherwise provided by separate agreement.

ARTICLE XIII - AMENDMENT

This limited liability company reserves the right to amend, alter or repeal any provisions containing these Articles of Organization or any amendment thereto.

IN WITNESS WHEREOF, the undersigned member executed these Articles of Organization effective as of JUNE 3, 2003.


Mark A. Keenan, Managing Member

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CLERK OF COURT
PALM BEACH COUNTY
JUN 4 2003

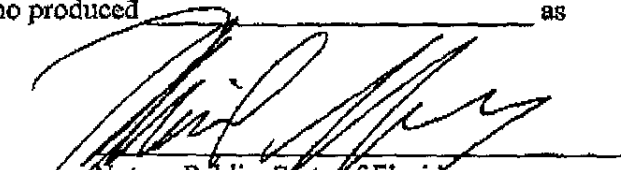
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STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was sworn to and subscribed before me this 3rd day of June, 2003, by Mark A. Keenan, as Managing Member of Keenan Spec Homes, LLC, who is personally known to me or who produced _____ as identification.

Maurice Shams
MY COMMISSION # CC878513 EXPIRES
October 10, 2003
BONDED THROUGH TROY PAUL INSURANCE, INC


Notary Public, State of Florida
My Commission Expires:

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**CERTIFICATE OF REGISTERED AGENT
AND REGISTERED OFFICE**

KEENAN SPEC HOMES, LLC

HAVING BEEN NAMED AS REGISTERED AGENT TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-STATED COMPANY AT THE PLACE DESIGNATED IN ARTICLE V OF THESE ARTICLES OF ORGANIZATION, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN SUCH 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.


Mark A. Keenan, Registered Agent

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