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AL

Jim L. Hoskins
Certified Public Accountant

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Member

American Institute of
Certified Public Accountants
Florida Institute of
Certified Public Accountants

Office

2500 W. Highway 90, Suite 108
Palm Beach Gardens, FL 33410
Office: (561) 627-1388
Fax: (561) 627-4128

June 26, 2003

Corporate Records Bureau
Division Of Corporations
Department of State
P.O. Box 6327
Tallahassee, Florida 32314

Re: Lake Lucerne, L.L.C.

Gentlemen:

Please find enclosed the Articles Of Organization for the above named Limited Liability Company, along with a check for the following expenses:

Filing Fee	\$ 100.00
Registered Agent Fee	25.00
Certified Copy	30.00

Total	<u>\$ 155.00</u>
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If you have any question, please call me immediately at the above telephone number. Thank you for your prompt attention to this matter.

Sincerely,


Jim L. Hoskins, CPA

**ARTICLES OF ORGANIZATION
OF LAKE LUCERNE, L.L.C.**

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The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

**ARTICLE I
NAME AND PRINCIPAL PLACE OF BUSINESS**

1.1 The name of the limited liability company shall be Lake Lucerne, L.L.C., and its principal office and mailing address shall be located at P.O. Box 1208, Boca Raton, Florida 33429, but it shall have the power and authority to establish branch office at any other place or places as the members may designate.

**ARTICLE II
PURPOSES AND POWERS**

2.1 In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

2.1.1. To engage in any activity or business authorized under the Florida Statutes.

2.1.2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.

2.1.3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.

2.1.4 To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.

2.1.5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or

permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

2.1.6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

2.2 The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

2.3 Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

ARTICLE III EXERCISE OF POWERS

3.1 All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

ARTICLE IV MANAGEMENT

4.1 This limited liability company shall be managed by one or more managers. The name and address of the persons who shall serve until the first annual meeting of members or until successor(s) are elected and qualified is as follows:

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Richard E. Bowman

14339 Smith Sundry Road
Delray Beach, FL 33446

James W. Knight

740 Havana Drive
Boca Raton, FL 33487

Jeffrey E. Snow

P.O. Box 1208
Boca Raton, FL 33429

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TALLAHASSEE, FLORIDA

ARTICLE V MEMBERSHIP RESTRICTIONS

5.1 Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

5.2 A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members.

5.3 On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members.

ARTICLE VI CAPITAL CONTRIBUTIONS

6.1 Capital contributions in the amount of \$1,000.00 cash shall be paid to the limited liability company by the members as follows:

C.T.C. Properties, L.C.	\$830.00	83.00%
407, L.L.C.	\$170.00	17.00%

6.2 Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members.

ARTICLE VII PROFITS AND LOSSES

7.1 Profit Sharing. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to share in the profits pro rata in accordance with their respective capital

contributions as set forth above. The distributive share of the profits shall be determined and paid to the members on or before December 31 of each year, unless the members select another date. (one vote being given for each dollar of capital contributed)

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7.2 Losses. All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or, if these sources are insufficient to cover such losses, by the members pro rata in accordance with their respective capital contributions as set forth above.

ARTICLE VIII DURATION


8.1 This limited liability company shall exist until December 31, 2050, or until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

ARTICLE IX INITIAL REGISTERED OFFICE AND REGISTERED AGENT

9.1 The address of the initial registered office of the limited liability company is 2560 RCA Boulevard, Suite 108, Palm Beach Gardens, Florida 33410 and the name of the company's initial registered agent at that address is Jim L. Hoskins.

9.2 The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of Lake Lucerne, L.L.C.

Executed by the undersigned at West Palm Beach, FL on the 27th day of June, 2003.


Richard E. Bowman, Manager/Member
C.T.C. Properties, L.C.
407, L.L.C.

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STATEMENT DESIGNATING REGISTERED AGENT AND OFFICE

CLERK OF STATE
TALLAHASSEE, FLORIDA


STATE OF FLORIDA
COUNTY OF PALM BEACH

Pursuant to the provisions of Sections 608.415 and 608.407(1)(d) of the Florida Limited Liability Company Act, the limited liability company identified below submits the following statement in designating its registered office and registered agent in the State of Florida:

1. The name of the registered agent for Lake Lucerne, L.L.C. is Jim L. Hoskins and the street address of the office where the agent is located is 2560 RCA Boulevard, Suite 108, Palm Beach Gardens, Florida 33410.

2. This statement is to acknowledge that the limited liability company indicated above has appointed me, as its registered agent to accept service of process for the company at the place designated above in this certificate. I accept this 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.

Further your Affiant sayeth naught.


Jim L. Hoskins