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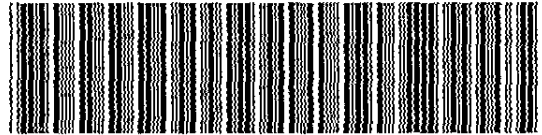
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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

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STATE
TALLAHASSEE, FLORIDA

NGK



CORPORATION SERVICE COMPANY™

ACCOUNT NO. : 072100000032

REFERENCE : 230932 4718535

AUTHORIZATION :

Patricia Pigato

COST LIMIT : \$ 160.00

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FILED
TALLAHASSEE, FLORIDA

ORDER DATE : September 5, 2003

ORDER TIME : 11:08 AM

ORDER NO. : 230932-005

CUSTOMER NO: 4718535

CUSTOMER: Jeffrey S. Kannensohn, Esq
Porter Wright Morris & Arthur

Suite 300
5801 Pelican Bay Boulevard
Naples, FL 34108

DOMESTIC FILING

NAME: MCGARVEY \ TRIANGLE HOMES, LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susie Knight - EXT. 1156

EXAMINER'S INITIALS: _____

ARTICLES OF ORGANIZATION
OF
McGARVEY \ TRIANGLE HOMES, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, hereby makes, acknowledges, and files the following Articles of Organization.

ARTICLE I -- NAME

The name of the limited liability company shall be McGARVEY \ TRIANGLE HOMES, LLC (the "Company").

ARTICLE II -- ADDRESS

The mailing address and street address of the initial principal office of the Company shall be 27300 Riverview Center Boulevard, Suite 201, Bonita Springs, Florida 34134.

ARTICLE III -- DURATION

The Company shall commence its existence on the date these Articles of Organization are filed by the Florida Department of State. The Company's existence shall be perpetual unless the Company is earlier dissolved as provided in these Articles of Organization or in the Company's operating agreement (the "Operating Agreement").

ARTICLE IV -- REGISTERED OFFICE AND AGENT

The name and street address of the initial registered agent of the Company in the State of Florida are Jeffrey S. Kannensohn, Esq., c/o Porter, Wright, Morris & Arthur LLP, 5801 Pelican Bay Blvd., Suite 300, Naples, Florida 34108-2709.

ARTICLE V -- ADMISSION OF NEW MEMBERS

No additional members shall be admitted to the Company except with the unanimous prior written consent of all members and on such terms and conditions as shall be approved by unanimous consent of all members. A member may transfer its interest in the Company only as set forth in the Operating Agreement of the Company.

ARTICLE VI -- WITHDRAWAL OF MEMBERS

A member of the Company may withdraw from the Company only upon the unanimous prior consent of all the nonwithdrawing members of the Company.

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FLORIDA

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STATE
TALLAHASSEE, FLORIDA

ARTICLE VII -- TERMINATION OF EXISTENCE

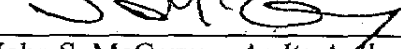
The Company shall be dissolved upon the occurrence of events specified in the Company's Operating Agreement.

ARTICLE VIII -- MANAGEMENT

The Company shall be managed by two Managers, John S. McGarvey, whose address is 27300 Riverview Center Boulevard, Suite 201, Bonita Springs, Florida 34134, and Lester Petracca, whose address is 30-56 Whitestone Expressway, Whitestone, New York 11354, in accordance with the Operating Agreement adopted by the members for the management of the business and affairs of the Company. The Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these articles of organization.

IN WITNESS WHEREOF, the undersigned organizer and member has made and subscribed these Articles of Organization at Bonita Springs, Florida, on this second (2nd) day of September 2003.

McGarvey Custom Homes, LLC, a Florida limited liability company, a Member

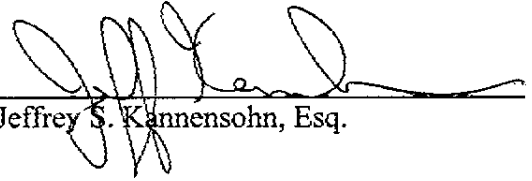
By: 
John S. McGarvey, As Its Authorized Representative

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SEVENTH JUDICIAL CIRCUIT
TALLAHASSEE, FLORIDA

ACCEPTANCE OF REGISTERED AGENT

The undersigned, being the person named in the Articles of Organization of McGARVEY \ TRIANGLE HOMES, LLC, as the registered agent of this limited liability company, hereby consents to accept service of process for the above stated company at the place designated in the Articles of Organization, and accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accept the obligations of the position of registered agent.

Date: September 2, 2003.


Jeffrey S. Kannensohn, Esq.