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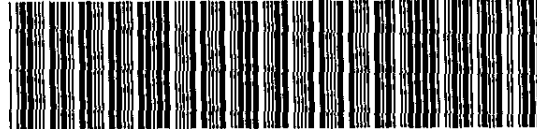
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CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 765149 87972A

AUTHORIZATION :

COST LIMIT : \$ PPD

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ORDER DATE : June 21, 2004

ORDER TIME : 11:54 AM

ORDER NO. : 765149-005

CUSTOMER NO: 87972A

CUSTOMER: Samuel D. Navon, Esq  
Navon & Lavin P.a.

Suite B, 100  
2699 Stirling Road  
Ft. Lauderdale, FL 33312

DOMESTIC FILING

NAME: THE OAKS AT OAKLAND PARK, LLC

XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX PLAIN STAMPED COPY

CONTACT PERSON: Kimberly Moret - EXT. 2949

EXAMINER'S INITIALS: \_\_\_\_\_

**ARTICLES OF ORGANIZATION OF  
THE OAKS AT OAKLAND PARK, LLC**

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The undersigned, being authorized to execute and file these Articles, hereby certifies that:

**ARTICLE I - Name:**

The name of the Limited Liability Company is: **THE OAKS AT OAKLAND PARK, LLC**  
(hereinafter the "Company").

**ARTICLE II - Address:**

The mailing address and street address of the principal office of the Company is: c/o 1500  
West Cypress Creek Road, Suite 409, Fort Lauderdale, FL 33309.

**ARTICLE III - Duration:**

The period of duration for the Company shall be until December 31, 2075.

**ARTICLE IV - Management:**

The Company is to be managed by Scott Brenner, Brian Horowitz and Charlie Mishner, its  
managing members. The address for the managing members is: 1500 West Cypress  
Creek Road, Suite 409, Fort Lauderdale, FL 33309.

**ARTICLE V - Admission of Additional Members:**

The right, if given, of the Members to admit additional members and the terms and  
conditions of the admissions shall be in accordance with the "Regulations" hereafter adopted by the  
Members of the Company.

**ARTICLE VI - Members' Rights to Continue Business:**

The right, if given, of the remaining Members of the Company to continue the business on  
the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the  
occurrence of any other event which terminates the continued membership of a Member in the  
Company shall be in accordance with the Regulations.

**ARTICLE VII - Limitation on Agency Authority of Members:**

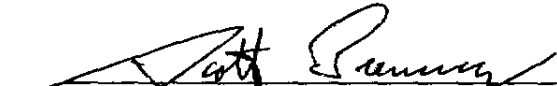
Pursuant to Section 608.424 of the Florida Limited Liability Company Act, no Member of  
the Company shall be an agent of the Company solely by virtue of being a Member, and no Member

shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a Member.

**ARTICLE VIII - Registered Agent and Office:**

The name and address of the Company's initial registered agent in the State of Florida, whose consent to appointment as registered agent accompanies these Articles, is Scott Brenner, c/o Brenner Real Estate Group, Inc., 1500 West Cypress Creek Road, Suite 409, Fort Lauderdale, FL 33309.

IN WITNESS WHEREOF, I have signed these Articles of Organization and acknowledged them to be my act effective as of the 17<sup>th</sup> day of June, 2004.

  
\_\_\_\_\_  
SCOTT BRENNER, as a managing member  
executing the Articles of Organization.

(In accordance with Section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

  
\_\_\_\_\_  
SCOTT BRENNER

**CERTIFICATE OF DESIGNATION AND  
ACCEPTANCE OF REGISTERED AGENT**

Having been named Registered Agent and designated to accept service of process for THE OAKS AT OAKLAND PARK, LLC at the place designated herein, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

DATED effective as of the 17<sup>th</sup> day of June, 2004.

  
\_\_\_\_\_  
Scott Brenner