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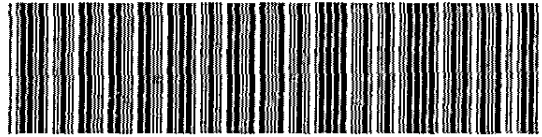
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

9/23/04  
[Signature]

SACHER, MARTINI & SACHER, P.A.

ATTORNEYS AT LAW

2655 LeJeune Road, Suite 1101, Coral Gables, Florida 33134

Telephone: 305/448-3900 • Facsimile: 305/446-9206

Charles P. Sacher  
Gregory T. Martini  
Charles S. Sacher

Nancy A. Richman  
OF COUNSEL  
Martin E. Segal, P.A.

September 15, 2004

Florida Department of State  
Division of Corporations  
409 East Gaines Street  
Tallahassee, Florida 32314

Re: DIVIDING OAKS DEVELOPMENT, LLC  
Our File No. 3680-1

Dear Sir/Madam:

On behalf of the above-referenced limited liability company, I enclose herewith an originally executed and notarized Articles of Organization for Dividing Oaks Development, LLC, together with our firm check in the amount of \$155.00.

The check enclosed herein is in payment of the following fees or charges:

Filing Fee	\$100.00
Certified Copy Fee	30.00
Registered Agent Fee	<u>25.00</u>
TOTAL	\$155.00

Please cause the original copy of the Articles of Organization to be filed among the corporate records of the State of Florida. Please return a certified copy to the undersigned.

Thank you for your attention to this matter.

Sincerely,



Charles P. Sacher

CPS/wh  
Enclosures  
cc: Mr. William O'Leary

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TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION OF  
DIVIDING OAKS DEVELOPMENT, LLC**

The undersigned, desiring to form a Limited Liability Company under and pursuant to §608.405, Florida Statutes, does hereby certify as follows:

- FIRST: The name of said limited liability company shall be DIVIDING OAKS DEVELOPMENT, LLC.
- SECOND: DIVIDING OAKS DEVELOPMENT, LLC shall exist in perpetuity.
- THIRD: Copies of the Operating Agreement of DIVIDING OAKS DEVELOPMENT, LLC may be obtained from the Manager at 12143 Dividing Oaks Trail E, Jacksonville, FL 32223, which is the place in the State of Florida where the principal office of the limited liability company is located. The mailing address of DIVIDING OAKS DEVELOPMENT, LLC shall be 12143 Dividing Oaks Trail E, Jacksonville, FL 32223.
- FOURTH: The purposes for which DIVIDING OAKS DEVELOPMENT, LLC is formed are:
- A. Engaging in any and all phases of the business of owning, operating, purchasing, selling, leasing and managing Unit 1707, San Marco Place, a Condominium.
  - B. Engaging in such other lawful acts or activities for which limited liability companies may be formed under Section 608.405, Florida Statutes.
- FIFTH: The maximum number of ownership units which DIVIDING OAKS DEVELOPMENT, LLC is authorized to have outstanding is thirty thousand (30,000), all of which shall be identical units, and each of which shall represent the ownership of that percentage of the total units outstanding at any time as is the equivalent of the ratio in which one (1) is the numerator and the total units outstanding is the denominator.
- SIXTH: DIVIDING OAKS DEVELOPMENT, LLC desiring to organize under the laws of the State of Florida as a limited liability company has designated its initial registered office at 2655 LeJeune Road, Suite 1101, Coral Gables, Miami-Dade County, Florida 33134, and has named CHARLES P. SACHER as its initial Registered Agent who is located at such address.
- SEVENTH: The name and street address of the subscriber to these Articles of Organization of DIVIDING OAKS DEVELOPMENT, LLC is as follows:

NAME

CHARLES P. SACHER

ADDRESS

2655 LeJeune Road, Suite 1101  
Coral Gables, FL 33134

EIGHTH: The business of this limited liability company shall be conducted by a Manager who shall be elected by the Members, who shall be elected in accordance with the Operating Agreement.

The name and street address of the initial Manager, who shall hold office for the first year of its existence or until his successor is elected and qualified is as follows:

NAME

WILLIAM A. O'LEARY

ADDRESS

15740 SW 76 Avenue  
Miami, FL 33157

In accordance with the provisions of §608.409, the effective date of existence is specified to be September 15, 2004, so long as these Articles of Organization are filed with the Secretary of State within five (5) business days of this date.

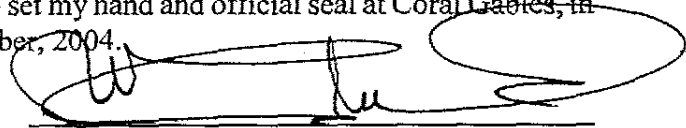
WITNESS my hand and seal this 15<sup>th</sup> day of September, 2004.

  
CHARLES P. SACHER (SEAL)

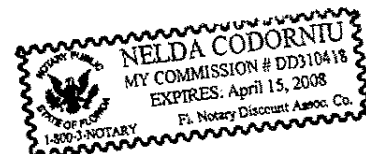
STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE ) SS:

BEFORE ME, the undersigned authority, personally appeared CHARLES P. SACHER, to me well known to be the person described in and who executed and subscribed to the foregoing Articles of Organization, and he acknowledged before me that he executed and subscribed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Coral Gables, in said County and State, this 15 day of September, 2004.

  
Notary Public, State of Florida at Large

My commission expires:



ACKNOWLEDGMENT OF REGISTERED AGENT

Having been named to accept Service of Process for DIVIDING OAKS DEVELOPMENT, LLC, at the place designated in Section SIXTH of the attached Articles of Organization, I hereby acknowledge that I am familiar with and accept the obligations of that position.

 (SEAL)  
CHARLES P. SACHER, Registered Agent

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