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11300 Fourth Street North, Suite 200 St. Petersburg, Florida 33716 Phone 727.577.9197 • Fax 727.579.0145 www.TheBallastPointGroup.com

September 20, 2004

Florida Department of State Division of Corporations P. O. Box 6327 Tallahassee, FL 32314

Attn: New Filings Sections

Dear Sir/Madam:

Enclosed are an original and one copy of the Articles of Incorporation for C&S Development Corporation. Also enclosed are an original and one copy of Articles of Organization for four limited liability companies. A check for \$578.75 is enclosed to cover the \$78.75 filing fee for the corporation and \$125.00 filing fee for each LLC entity. Since C&S Development Corporation is the sole Manager-Member of the LLC's, please file it first.

I can be reached at (727) 576-0047, if you have any questions. Thank you for your assistance in this matter.

Şimoerely,

Judy L. Pennala

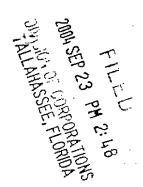
Certified Legal Assistant

Enclosures

Ballast Point Development Company

Ballast Point Management Services

Ballast Point Homes



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ARTICLES OF ORGANIZATION OF C&S DEVELOPMENT ONE LLC

The undersigned, acting as the organizer of a limited liability company to be formed under the Florida Limited Liability Company Act, as amended (the "Act"), hereby forms a Florida limited liability company (this "Company") pursuant to the Act and hereby sets forth the following Articles of Organization (these "Articles"):

ARTICLE I

<u>Name</u>

The name of this Company shall be: C&S DEVELOPMENT ONE LLC.

ARTICLE II Place of Business

The principal place of business and mailing address of this Company shall be 11300 Fourth Street North, Suite 200, St. Petersburg, FL 33716, and such other place or places as may be designated by the manager from time to time.

ARTICLE III Registered Agent and Office

The initial registered agent for this Company shall be James M. Chadwick, Esq., Renfrow & Chadwick, 11300 Fourth Street North, Suite 200, St. Petersburg, FL 33716.

ARTICLE IV

<u>Purpose</u>

The purpose of the Company shall be to acquire, hold, sell, exchange, manage, develop and invest in real estate, and to transact any other business or carry on and perform any other activity for which a limited liability company may be formed under the laws of the State of Florida.

The undersigned has executed these Articles of Organization this 20 day of September 2004.

C&S DEVELOPMENT CORPORATION, Managing Member

James M. Chadwick, President

ACCEPTANCE OF REGISTERED AGENT OF C&S DEVELOPMENT ONE LLC

Having been named Registered Agent and designated to accept service of process for the above-stated limited liability Company, at 11300 Fourth Street North, Suite 200, St. Petersburg, FL 33716, I hereby accept appointment as registered agent and agree to act in this capacity. I further agree to to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.

Dated: 9/20/0+

James M. Chadwick