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FILED
04 OCT 13 AM 11:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
10/14/04

7p

RICHARD S. RUSSELL
Attorney at Law
2263 N.W. 2ND AVENUE, SUITE 211
BOCA RATON, FLORIDA 33431

TEL: (561) 347-7477
FAX: (561) 347-7789

November 6, 2003

Division of Corporations
The Capitol
409 East Gaines Street
Tallahassee, Florida 32399

Re: Las Olas Oaks, L.L.C.

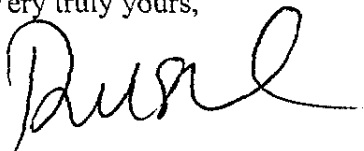
Gentlemen:

In connection with the above-referenced Limited Liability Company, enclosed please find the original and one copy of Articles of Organization, together with the original and one copy of the Certificate Accepting Designation as Agent. Please file these Articles with the State and return a certified copy of same to our office.

We are enclosing our check in the amount of \$125.00 to cover your fee for this service, together with a stamped, self-addressed envelope for your convenience.

If you have any questions, please call.

Very truly yours,



Richard S. Russell

/bbr

Enclosures

cc: Mr. Harry Cussen

FILED
04 OCT 13 AM 11:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

W03-34024



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

October 13, 2004

RICHARD S. RUSSELL
ATTORNEY AT LAW
2263 N.W. 2ND AVENUE, SUITE 211
BOCA RATON, FL 33431

SUBJECT: LAS OLAS OAKS, L.L.C.
Ref. Number: W03000034024

FILED
04 OCT 13 AM 11:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We have received your document for LAS OLAS OAKS, L.L.C. and your check(s) totaling \$125.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

LLC filings cannot be back-dated to the original date of receipt after 60 days from their being rejected. Because this filing was rejected in 2003, we cannot backdate it to have an effective date in 2003. I am sorry that this was unclear when we spoke by phone. Please submit Articles of Organization which either do not list an effective date, or which list an effective date which is no more than 5 business days prior to, and no more than 90 business days after, the date you resubmitted your document (October 13, 2004).

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6958.

Lee Rivers
Document Specialist

Letter Number: 204A00059094

RICHARD S. RUSSELL
Attorney at Law
2263 N.W. 2ND AVENUE, SUITE 211
BOCA RATON, FLORIDA 33431

TEL: (561) 347-7477
FAX: (561) 347-7789

October 12, 2004

Division of Corporations
409 East Gaines Street
Tallahassee, FL 32399

Attention: Lee Rivers

Re: Las Olas Oaks, L.L.C.

Gentlemen:

In connection with my telephone conversation with Lee Rivers of your office, enclosed please find a copy of the Articles of Organization for the above-referenced Corporation, together with the original Certificate Accepting Designation as an Agent.

If you need anything further, please call.

Very truly yours,



Richard S. Russell

RSR/bbr
Enclosures

FILED
04 OCT 13 AM 11:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

November 17, 2003

RICHARD S. RUSSELL
ATTORNEY AT LAW
2263 N.W. 2ND AVENUE, SUITE 211
BOCA RATON, FL 33431

SUBJECT: LAS OLAS OAKS, L.L.C.
Ref. Number: W03000034024

FILED
04 OCT 13 AM 11:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We have received your document for LAS OLAS OAKS, L.L.C. and your check(s) totaling \$125.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Pursuant to section 608.409(2), F.S., the effective date must be specific, cannot be more than five business days prior to the date of filing or more than 90 days after the date of filing. Our office received your document on November 10, 2003. Please amend your document accordingly.

The earliest effective date available for your filing is November 3, 2003.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6958.

Lee Rivers
Document Specialist

Letter Number: 503A00062150



ROM :

FAX NO. :

Oct. 14 2004 10:01AM P1

RICHARD S. RUSSELL

Attorney at Law

2263 N.W. 2ND AVENUE, SUITE 211
BOCA RATON, FLORIDA 33431

TEL: (561) 347-7477

FAX: (561) 347-7789

TRANSMITTAL SHEET

TO: Florida Department of State
Division of Corporations

ATTENTION: LEE RIVERS

FAX NO.: 1-850-410-1015

DATE: OCTOBER 14, 2004

FROM: RICHARD S. RUSSELL, ESQ.

NUMBER OF PAGES: 7, including cover page.

MEMO

RE: LAS OLAS OAKS, L.L.C.

SENDER: RICHARD S. RUSSELL, ESQ.

FAX NO.: 561-347-7789

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U. S. POSTAL SERVICE. THANK YOU.

PLEASE CALL IF THERE IS ANY PROBLEM WITH THE TRANSMITTAL. 561-347-7477. PLEASE NOTE: FACSIMILES WILL FADE. PLEASE XEROX FOR YOUR FILES.

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04 OCT 13 AM 11:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FROM :

FAX NO. :

Oct. 14 2004 10:02AM P2

RICHARD S. RUSSELL

Attorney at Law

2263 N.W. 2ND AVENUE, SUITE 211
BOCA RATON, FLORIDA 33431

TEL: (561) 347-7477

FAX: (561) 347-7789

October 14, 2004

VIA FACSIMILE

Florida Department of State
Division of Corporations

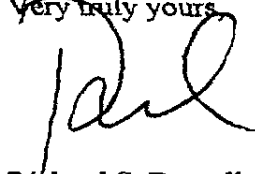
ATTENTION: LEE RIVERS

Dear Mr. Rivers:

In connection with our telephone conversation, I am enclosing a revised copy of the Articles of Organization which deletes the commencement date.

If you need anything else, please call.

Very truly yours,



Richard S. Russell

RSR/bbr
Enclosures

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04 OCT 13 AM 11:06
SECRET
TALLAHASSEE, FLORIDA

FROM :

FAX NO. :

Oct. 14 2004 10:02AM P3

ARTICLES OF ORGANIZATION

OF

LAS OLAS OAKS, L.L.C.

The undersigned initial members of LAS OLAS OAKS, L.L.C., a Florida Limited Liability Company, formed hereunder (the "Company"), hereby form a Limited Liability Company under the laws of the State of Florida.

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04 OCT 13 AM 11:06
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

ARTICLE I. COMPANY NAME

The name of this Company is: LAS OLAS OAKS, L.L.C.

ARTICLE II. COMMENCEMENT AND TERM OF EXISTENCE

In accordance with Section 608.409(1) of the Florida Limited Liability Company Act (the "Act"), the term of existence of the Company shall continue for fifty (50) years, unless otherwise dissolved pursuant to Article VIII of these Articles of Organization.

ARTICLE III. MAILING ADDRESS OF COMPANY

The initial mailing address of this Company is:

5772 Vista Linda Lane
Boca Raton, FL 33433

Such mailing address may also be revised to such locations within the State of Florida and may be determined by majority of the members of the Company.

ARTICLE IV. STREET ADDRESS OF COMPANY

The initial street address of the principal office of the Company is:

5772 Vista Linda Lane
Boca Raton, FL 33433

Such street address may also be revised to such locations within the State of Florida and may be determined by majority of the members of the Company.

ARTICLE V - REGISTERED AGENT AND REGISTERED AGENT ADDRESS

The initial Registered Agent and the street address of the initial Registered Agent of this Company in the State of Florida shall be:

HARRY CUSSEN
5772 Vista Linda Lane
Boca Raton, FL 33433

ARTICLE VI - ADMISSION OF ADDITIONAL MEMBERS

Pursuant to Section 608.4232 of the Act, the Company may admit additional members upon the unanimous vote of all members of the Company at a duly-called meeting of the members or by written consent of all members of the Company.

ARTICLE VII - RIGHT OF ASSIGNEE TO BECOME A MEMBER

An assignee of a member's interest in the Company may become a member of the Company, and acquire the rights and powers and be subject to the restrictions and liabilities of a member of the Company, upon the unanimous vote of all members of the Company, (excluding the member seeking to transfer his interest in the Company), which vote is taken at a duly-called meeting of the members or by written consent of all members of the Company.

ARTICLE VIII - DISSOLUTION OF COMPANY

Upon the death, bankruptcy or dissolution of a member or upon the occurrence of any other event provided in the Regulations of the Company, the Company shall be dissolved unless the surviving members elect to continue the Company upon the unanimous vote of all the members of Company which vote is taken at a duly-called meeting of the members or by written consent of all members of the Company.

ARTICLE IX - MANAGEMENT OF THE COMPANY

The Company shall be managed by the following individual whose name is set forth below:

HARRY CUSSEN
5772 Vista Linda Lane
Boca Raton, FL 33433

04 OCT 13 AM 11:06
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FROM :

FAX NO. :

Oct. 14 2004 10:03AM P5

ARTICLE X - RETURN OF CAPITAL

No member shall have the right to demand the return of his or its contribution to capital except as provided in the Company's Regulations then in existence.

ARTICLE XI - AMENDMENT TO ARTICLES OF ORGANIZATION

Members may adopt, alter, amend or repeal any provision of the Articles of the Organization, upon the unanimous vote of all the members of the Company which vote is taken at a duly-called meeting of the members or by written consent of all the members of the Company.

ARTICLE XII - AMENDMENT OF REGULATIONS

Pursuant to Section 608.423(1) of the Act, the members of the Company may adopt, alter, amend or repeal any provision of the Regulations upon the unanimous vote of all the members of the Company which vote is taken at a duly-called meeting of the members or by written consent of all the members of the Company.

IN WITNESS WHEREOF, the undersigned initial member has executed the foregoing Articles of Organization as of this 3rd day of NOVEMBER, 2003.

INITIAL MEMBER:

LAS OLAS OAKS, L.L.C.

By: HARRY CUSSEN

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04 OCT 13 AM 11:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

(wpdocs/bus.org/ltdcomart.org)

FROM :

FAX NO. :

Oct. 14 2004 10:03AM P6

STATE OF FLORIDA

COUNTY OF PALM BEACH

FILED
04 OCT 13 AM 11:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared HARRY CUSSEN, personally known to me, and known to be the person described in and who executed the foregoing instruments, who acknowledged before me that he executed the same, and that an oath was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of November, 2003.



Notary Public - RICHARD S. RUSSELL
State of Florida at Large

My Commission expires:

(SEAL)



Richard S. Russell
MY COMMISSION # DD061183 EXPIRES
November 9, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

FROM :

FAX NO. :

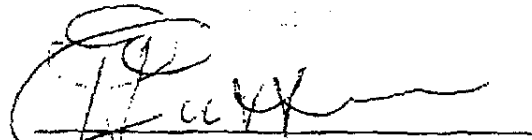
Oct. 14 2004 10:04AM P7

CERTIFICATE ACCEPTING DESIGNATION AS
AN AGENT UPON WHOM SERVICE OF PROCESS WITHIN
THIS STATE MAY BE SERVED

The following is submitted pursuant to Section 608.415 and 608.507 by the Florida Limited Liability Company Act:

Having been appointed Registered Agent of LAS OLAS OAKS, L.L.C., in its Articles of Organization, at the place designated in such Articles of Organization, the undersigned hereby agrees to act in this capacity and affirms that it is familiar with, and accepts the obligations of such position.

Dated: November 3, 2003


HARRY CUSSEN

(wpdocs/certacce.agt)

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04 OCT 13 AM 11:07
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TALLAHASSEE, FLORIDA