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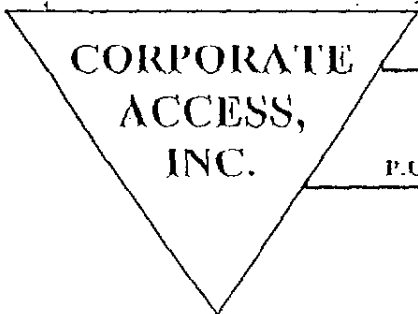


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1.)

(CORPORATE NAME & DOCUMENT #)

Royal San Juan, LLC

2.)

(CORPORATE NAME & DOCUMENT #)

3.)

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4.)

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SPECIAL INSTRUCTIONS

ARTICLES OF ORGANIZATION
OF
ROYAL SAN JUAN, L.L.C.

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ARTICLE I.

PREAMBLE; FORMATION

The undersigned do hereby form a Limited Liability Company pursuant to Chapter 608 of the Florida Statutes, titled as the "Florida Limited Liability Company Act," as hereinafter set forth.

ARTICLE II.

NAME; PLACE OF BUSINESS; AND REGISTERED AGENT

2.1 Name. The name of this Limited Liability Company shall be ROYAL SAN JUAN, L.L.C.

2.2 Place of Business. The principal place of business and the mailing address of the Limited Liability Company shall be 1521 South Tamiami Trail, Suite 303, Venice, Florida 34285.

2.3 Registered Agent. The initial registered agent of the Limited Liability Company shall be JOHN F. DOWD, whose address is 1521 South Tamiami Trail, Suite 303, Venice, Florida 34285.

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ARTICLE III.

PERIOD OF DURATION

This Limited Liability Company is to exist perpetually.

ARTICLE IV.

MANAGEMENT

The Company is to be managed entirely by the Members and the names and addresses of the managing Members who shall serve until the first annual meeting of Members or until his successor is duly elected and qualified are:

SAN JUAN ASSOCIATES, a
Florida General Partnership
1521 South Tamiami Trail, Suite 303
Venice, FL 34285

ROYAL PALM HOME BUILDERS,
INC., a Florida
Corporation
7021 Larkin Street
Englewood, FL 34224

ARTICLE V.

NOTICE TO MEMBERS

All notices to the Members pursuant to these Articles shall be in writing and shall be deemed effective when given by personal delivery or by certified mail, return receipt requested.

ARTICLE VI.

AMENDMENTS

These Articles may be amended at any time and from time to time by vote by unanimous agreement of the Members, and such

amendments shall be filed with the Department of State.

IN WITNESS WHEREOF, the undersigned have executed these Articles of Organization this 10 day of June, 2005.

"Managing Members"

SAN JUAN ASSOCIATES, a Florida General Partnership

By: [Signature]
JOHN F. DOWD, Partner

ROYAL PALM HOME BUILDERS, INC., a Florida Corporation

By: [Signature]
MICHAEL H. NELSON, President

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, a duly authorized Notary Public, personally appeared JOHN F. DOWD, Partner of SAN JUAN ASSOCIATES, a Florida General Partnership, to me known to be the person described as subscriber herein, who is personally known to me, who executed the foregoing, and he acknowledged before me that he subscribed to the said Articles of Organization.

WITNESS my hand and official seal in the State and County aforesaid, this 10 day of June, 2005.



DENISE A. ROLPH
MY COMMISSION # DD 331800
EXPIRES: September 30, 2008
Bonded Thru Budget Notary Services

[Signature]
DENISE A. ROLPH
(Typed, printed or stamped name of Notary Public)

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STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, a duly authorized Notary Public, personally appeared MICHAEL H. NELSON, President of ROYAL PALM HOME BUILDERS, INC., a Florida Corporation, to me known to be the person described as subscriber herein, who is personally known to me, who executed the foregoing, and he acknowledged before me that he subscribed to the said Articles of Organization.

WITNESS my hand and official seal in the State and County aforesaid, this 10 day of June, 2005.

NOTARY PUBLIC
STATE OF FLORIDA
DENISE A. ROLPH
MY COMMISSION # DD 331600
EXPIRES: September 30, 2008
Bonded thru Budget Notary Services



DENISE A. ROLPH
MY COMMISSION # DD 331600
EXPIRES: September 30, 2008
Bonded thru Budget Notary Services

Denise A. Rolph
DENISE A. ROLPH
(Typed, printed or stamped name
of Notary Public)

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CERTIFICATE OF DESIGNATION
OF
REGISTERED AGENT/REGISTERED OFFICE

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Pursuant to the provisions of Section 608.415 or 608.507, Florida Statutes, the undersigned Limited Liability Company, submits the following statement in designating the registered agent/registered office, in the State of Florida.

1. The name of the Limited Liability Company is ROYAL SAN JUAN, L.L.C.

2. The name and address of the registered agent and office is JOHN F. DOWD, 1521 South Tamiami Trail, Suite 303, Venice, Florida 34285.

SAN JUAN ASSOCIATES, a Florida
General Partnership

Dated: 6/10/05

BY: [Signature]
JOHN F. DOWD, Partner

ROYAL PALM HOME BUILDERS, INC.,
a Florida Corporation

Dated: 6/10/05

BY: [Signature]
MICHAEL W. NELSON, President

ACCEPTANCE

Having been named as registered agent and to accept service of process for the above-stated Limited Liability Company at the place

designated in this Certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all Statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated: 6/10/05



JOHN F. DOWD

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