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(Requestor's Name)

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(City/State/Zip/Phone #)

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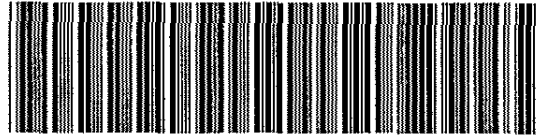
(Business Entity Name)

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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.

August 2, 2005

Registration Section
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

Re: LAKE VISTA DEVELOPMENT, L.L.C.
Our File No. 4062-7

Dear Sir/Madam:

On behalf of the above-referenced limited liability company, I enclose herewith an original of the fully executed and notarized Articles of Organization, together with our firm check in the amount of \$155.00.

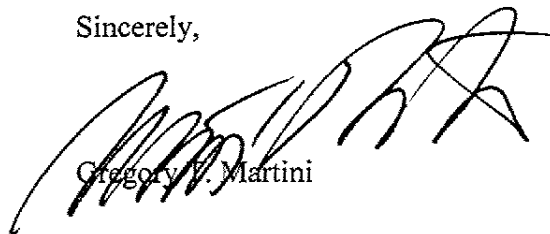
Please cause the original copy of the Articles of Organization to be filed among the corporate records of the State of Florida. Please return a certified copy to the undersigned.

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

Thank you for your attention to this matter.

Sincerely,



Gregory T. Martini

GTM/rnr
Enclosures

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**ARTICLES OF ORGANIZATION
OF
LAKE VISTA DEVELOPMENT, L.L.C.**

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 LAKE VISTA DEVELOPMENT, L.L.C.
- SECOND: LAKE VISTA DEVELOPMENT, L.L.C. shall exist in perpetuity.
- THIRD: Copies of the Operating Agreement of LAKE VISTA DEVELOPMENT, L.L.C. may be obtained from the Manager at 2655 LeJeune Road, Suite 1101, Coral Gables, FL 33134, which is the place in the State of Florida where the principal office of the limited liability company is located. The mailing address of LAKE VISTA DEVELOPMENT, L.L.C. shall be 2655 LeJeune Road, Suite 1101, Coral Gables, FL 33134.
- FOURTH: The purposes for which LAKE VISTA DEVELOPMENT, L.L.C. is formed are:
- A. Engaging in any and all phases of the business of owning, managing, leasing, developing and selling the real property located on 5th Street North, St. Petersburg, Florida.
 - B. To engage 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 LAKE VISTA DEVELOPMENT, L.L.C. is authorized to have outstanding is one thousand (1000), 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: That, LAKE VISTA DEVELOPMENT, L.L.C. 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, Miami-Dade County, Coral Gables, Florida, 33134 and has named GREGORY T. MARTINI as its initial registered agent who is located at such address.
- SEVENTH: The name and street address of the subscriber to these Articles of

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Organization of LAKE VISTA DEVELOPMENT, L.L.C. is as follows:

<u>NAME</u>	<u>ADDRESS</u>
GREGORY T. MARTINI	2655 LeJeune Road, Suite 1101 Coral Gables, FL 33134

EIGHTH: The business of this limited liability company shall be conducted by Managers 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 Managers, who shall hold office for the first year of its existence or until their successor or successors are elected and qualified, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
GREGORY T. MARTINI	2655 LeJeune Road, Suite 1101 Coral Gables, FL 33134
JOSEPH A. PETTINELLA	1136 Route 9, Suite U-1 Wappingers Falls, NY 12590

In accordance with the provisions of §608.409, the effective date of existence is specified to be August 3, 2005, 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 3 day of August, 2005.

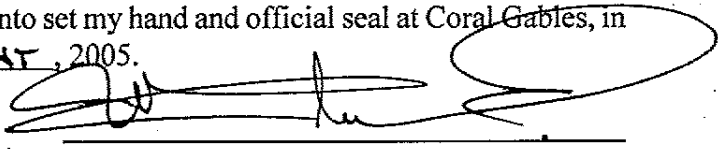

GREGORY T. MARTINI

(SEAL)

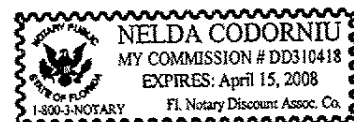
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS:

BEFORE ME, the undersigned authority, personally appeared GREGORY T. MARTINI, 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 she 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 3rd day of August, 2005.


Notary Public, State of Florida at Large

My commission expires:



ACKNOWLEDGMENT OF REGISTERED AGENT

Having been named to accept Service of Process for LAKE VISTA DEVELOPMENT, L.L.C., 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.



GREGORY T. MARTINI, Registered Agent

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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