

C060000092343

Florida Department of State
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TALLAHASSEE, FLORIDA

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

Reel Waterfront Homes LLC

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C06-92343
9/20/2006

ARTICLES OF ORGANIZATION
OF
REEL WATERFRONT HOMES LLC

I, the undersigned as organizer of a limited liability company, under the Florida Limited Liability Company Act, adopt the following Articles of Organization for such limited liability company:

ARTICLE I - NAME

The name of the limited liability company is REEL WATERFRONT HOMES LLC.

ARTICLE II - DURATION

The period of duration of this limited liability company shall be 1-30 years from the date of the issuance of a Certificate of Organization by the State of Florida.

ARTICLE III - PRINCIPAL OFFICE

The address of the principal office of this limited liability company is 3767 N. E. 168th Street, North Miami Beach, Florida 33160 and the mailing address shall be the same.

ARTICLE IV - REGISTERED AGENT AND OFFICE

The name of the initial registered agent within Florida is JEROME R. SCHECHTER, Esq. and the street address is 1995 East Oakland Park Boulevard, Suite 350, Fort Lauderdale, Florida 33306.

ARTICLE V - MEMBERS

This limited liability company has two (2) members whose name and addresses are:

Arthur J. Spadoni
3767 N. E. 168th Street
North Miami Beach, Florida 33160

John P. Driscoll
2215 S. W. 58th Terrace
Hollywood, FL 33023

No additional members shall be admitted unless all members (including any additional members other than original member) shall unanimously agree, and on such terms and conditions as shall be agreed unanimously.

The death, retirement, resignation, expulsion, bankruptcy or dissolution of any member, or the occurrence of any event which terminates the continued membership of a member of this limited liability company shall terminate this company, unless the remaining members shall unanimously agree to continue the business of the company, in which event, this company shall not so terminate.

ARTICLE VI - MANAGEMENT

The management of the company is reserved to the members the company, in proportion to their contributions to the capital the limited liability company. The power to adopt, alter, amend and repeal the regulations of this limited liability company shall be vested in the members of the company.

The names and addresses of the managing members are:

Arthur J. Spadoni
3767 N. E. 168th Street
North Miami Beach, Florida 33160

John P. Driscoll
2215 S. W. 58th Terrace
Hollywood, FL 33023

IN WITNESS WHEREOF the undersigned incorporator has executed these Articles of Organization on this 20 day of September, 2006.


ARTHUR J. SPADONI

2006 SEP 20 AM 8:50
STATE OF FLORIDA
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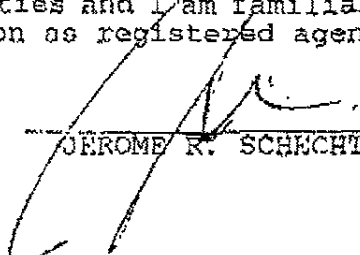
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with Section 607.0501, Florida Statutes, the following is submitted:

First that REEL WATERFRONT HOMES LLC desiring to organize or qualify under the laws of the State of Florida, has named JEROME R. SCHECHTER, Esq. whose address is 1995 East Oakland Park Boulevard, Suite 350, Fort Lauderdale, Florida 33306, as its agent to accept service of process within Florida.


ARTHUR J. SPADONI

Having been named to accept service of process for the above-stated corporation, at the place designated in this Certificate, I hereby agree to act in this capacity. I further agree 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.


JEROME R. SCHECHTER

2006
SEP 20
AM 8:50
STATE
OF FLORIDA
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STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

I HEREBY CERTIFY that before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ARTHUR J. SPADONI who is personally known to me X or who has produced _____ as identification and who acknowledged the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of September, 2006.

Christine Polidora
Signature of Notary Public

Christine Polidora
Printed name of Notary Public

My commission expires:

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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