



THE UNITED STATES
CORPORATION
COMPANY

L98000001007

ACCOUNT NO. : 072100000032

REFERENCE : 885463 6179A

AUTHORIZATION :

Patricia Pigg

COST LIMIT : \$ 346.25

ORDER DATE : July 9, 1998

ORDER TIME : 10:03 AM

ORDER NO. : 885463-015

CUSTOMER NO. : 6179A

CUSTOMER: Mr. Lance B. Friedman
WEISS & HANDLER, P.A.

Suite 218 A
2255 Glades Road
Boca Raton, FL 33431-7383

000002584100--8

DOMESTIC FILING

NAME: SANDPIPER COVE BUILDERS, L.C.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Christopher Smith

EXAMINER'S INITIALS: _____

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DIVISION OF CORPORATIONS
98 JUL -9 AM 11:25

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RECEIVED
98 JUL -9 AM 10:35
DIVISION OF CORPORATION

B/C

7/9/98

ARTICLES OF ORGANIZATION
OF
SANDPIPER COVE BUILDERS, L.C.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 JUL -9 AM 11:25

The undersigned for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I - NAME AND ADDRESS

The name of the limited liability company shall be **SANDPIPER COVE BUILDERS, L.C.** (hereinafter the "Company"). The mailing address and street address of the principal office of the Company in Florida shall be 832 South Military Trail, Deerfield Beach, Florida 33442.

ARTICLE II - DURATION

The Company shall commence its existence on the date these Articles of Organization are filed by the Florida Department of State. The Company's existence shall be perpetual unless the Company is earlier dissolved as provided in these Articles of Organization or by law.

ARTICLE III - PURPOSES AND POWERS

The general purpose for which the Company is organized is to transact any lawful business for which a limited liability may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

ARTICLE IV - REGISTERED OFFICE AND AGENT

The name of the registered agent of the Company in the State of Florida is Henry B. Handler, Esq., and the street address of the registered office is 2255 Glades Road, Suite 218A, Boca Raton, Florida 33431-1750.

ARTICLE V - CAPITAL CONTRIBUTIONS

The members of the Company shall contribute to the capital of the Company the cash or property set forth in the affidavit attached hereto.

ARTICLE VI - ADDITIONAL CAPITAL CONTRIBUTIONS

Each member shall make additional capital contributions to the Company only upon the unanimous consent of all the members.

ARTICLE VII - ADMISSION OF NEW MEMBERS

No additional members shall be admitted to the Company except with the unanimous written consent of all the members of the Company and upon such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the Company as set forth in the regulations of the company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless all the other members of the Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

ARTICLE VIII - TERMINATION OF EXISTENCE

The Company shall be dissolved upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or manager, or upon the occurrence of any other event that terminates the continued membership of a member in the Company, unless the business of the Company is continued by the consent of all the remaining members, provided there are at least two remaining members.

ARTICLE IX - MANAGEMENT

The Company shall be managed by the members in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with the law or these Articles of Organization. The names and addresses of the managing member(s) are:

NAME

ADDRESS

Sandpiper PCI, L.C.

832 South Military Trail
Deerfield Beach, Florida 33442

ACCEPTANCE OF REGISTERED AGENT

The undersigned, being the person named in the Articles of Organization of **SANDPIPER COVE BUILDERS, L.C.**, as the registered agent of this limited liability company, hereby consents to his appointment as registered agent of the Company simultaneously with being designated in the Articles of Organization. The undersigned is familiar with and accepts the obligations of registered agent of the Company.



HENRY B. HANDLER, ESQ.
REGISTERED AGENT

AFFIDAVIT OF DECLARATION OF SANDPIPER COVE BUILDERS, L.C.

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH)

FILED - STATE
DIVISION OF CORPORATIONS
98 JUL -9 AM 11:25

BEFORE ME, the undersigned authority personally appeared Michael Goldberg, managing member of Sandpiper PCI, L.C., who, after being duly sworn and under oath, deposes and says as follows:

1. That Sandpiper Cove Builders, L.C., has at least two (2) members;
2. That the cash contributed by each member is Ten Dollars (\$10.00);
3. There has been no other property other than the cash contributed by the members to Sandpiper Cove Builders, L.C.
4. The amount anticipated to be contributed by the members is approximately Five Hundred (\$500.00) Dollars.

FURTHER AFFIANT SAYETH NAUGHT.



Michael Goldberg, managing member of Sandpiper PCI, L.C.

SWORN TO AND SUBSCRIBED before me by MICHAEL GOLDBERG, managing member of Sandpiper PCI, L.C., who is personally known to me (✓) or who did provide _____ for identification, on this 8th day of July, 1998.



NOTARY PUBLIC

My Commission expires: 8/24/99

(Seal)



SHARON REYNOLDS
COMMISSION # CC 483321
EXPIRES JULY 24, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.

lance\myfiles\henry\Sandpiper Cove, L.L.C. articles