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ACCOUNT NO. : 072100000032

REFERENCE : 182525 6594A

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : March 25, 1999

ORDER TIME : 10:36 AM

ORDER NO. : 182525-005

CUSTOMER NO: 6594A

CUSTOMER: Joel S. Piotrkowski, Esq  
GREEN KAHN & PIOTRKOWSKI, PA  
GREEN KAHN & PIOTRKOWSKI, PA  
317 71st Street

Miami Beach, FL 33141

DOMESTIC FILING

NAME: DAVIS ISLAND DEVELOPERS, LLC

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
PLAIN STAMPED COPY  
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Jeanine Reynolds

EXAMINER'S INITIALS:

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DIVISION OF CORPORATIONS  
99 MAR 25 PM 1:22

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ARTICLES OF ORGANIZATION

OF

DAVIS ISLAND DEVELOPERS, LLC

The undersigned, desiring to form a limited liability company pursuant to Chapter 608, Florida Statutes, state:

ARTICLE I

NAME

The name of this limited liability company is DAVIS ISLAND DEVELOPERS, LLC.

ARTICLE II

DURATION

The duration of the limited liability company shall commence upon the filing of these Articles of Organization with the Florida Department of State and the issuance of the certificate of organization, and shall terminate fifty (50) years from the date of such certificate.

ARTICLE III

PURPOSE

It is the purpose of the limited liability company to engage in any activity or business permitted under the laws of the United States and of the State of Florida, including but not limited to acquiring, owning, holding, improving, using, selling, conveying, mortgaging or otherwise dealing in or with real or personal property, or interests in real or personal property, wherever situated.

ARTICLE IV

ADDRESS

The mailing address and the address of the place of business of the limited liability company in the State of Florida is 5005 Excellence Boulevard, Tampa, FL 33617, and the name and address of its initial Registered Agent is Joel S. Piotrkowski, Esquire, 317 - 71st Street, Miami Beach, Florida 33141.

ARTICLE V

CASH AND PROPERTY CONTRIBUTED

The total amount of cash and a description and agreed value of property other than cash contributed is as follows: Cash in the amount of \$1,000.00.

ARTICLE VI

ADDITIONAL CONTRIBUTIONS

There is no agreement among the members to make additional contributions.

ARTICLE VII

ADMISSION OF ADDITIONAL MEMBERS

The members shall have the right to admit additional members only upon the unanimous consent of the members and only in the event if the new member assumes the existing obligations set forth in the operating agreement.

ARTICLE VIII

CONTINUITY OF BUSINESS

The remaining members of the limited liability company shall have the right to continue the business of the limited liability company on the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, or upon the occurrence of any other event which terminates the continued membership of a member in the limited liability company.

ARTICLE IX

MANAGEMENT

Management of the limited liability company is reserved to the members, whose names and addresses are as follows:

Alfredo Seidner, Individually and as Trustee  
5005 Excellence Boulevard  
Tampa, FL 33617

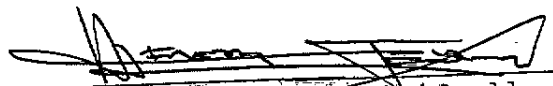
ARTICLE X

INDEMNIFICATION

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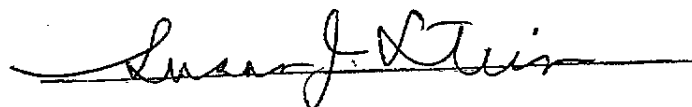
The limited liability company shall indemnify any member, or former member, and agents of all members, to the full extent permitted by law.

IN WITNESS WHEREOF, the undersigned have executed these Articles of Organization as of this 24th day of March, 1999.

  
Alfredo Seidner, Individually and  
as Trustee of the Alfredo Seidner  
Silva Trust dated July 24, 1976, as  
amended February 10, 1989

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

The foregoing instrument was acknowledged before me this  
24th day of March, 1999, by Alfredo Seidner,  
Individually and as Trustee of the Alfredo Seidner Silva Trust dated  
July 24, 1976, as amended February 10, 1989, who is personally known  
to me and who did take an oath.

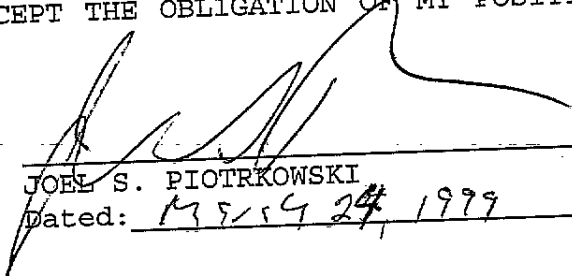


OFFICIAL NOTARY SEAL  
SUSAN J STEIN  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO CC451286  
MY COMMISSION EXP APR. 30, 1999

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ACCEPTANCE OF REGISTERED AGENT

HAVING BEEN NAMED AS REGISTERED AGENT TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED LIMITED LIABILITY COMPANY AT THE PLACE DESIGNATED IN ARTICLE IV OF THESE ARTICLES OF ORGANIZATION, 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 OBLIGATION OF MY POSITION AS REGISTERED AGENT.

  
JOEL S. PIOTRKOWSKI

Dated: MAR 24, 1999

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AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTORS

OF

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

Alfredo Seidner, Individually and as Trustee of the Alfredo Seidner Silva Trust dated July 24, 1976, as amended February 10, 1989, being severally duly sworn, deposes and says:

1. The above named limited liability company has at least two members.
2. The total amount of cash contributed by the members is \$1,000.00.
3. No property other than cash shall be contributed by the members.
4. The total amount of cash or property anticipated to be contributed by the members is \$1,000.00.

By: 

Alfredo Seidner, Individually and  
as Trustee of the Alfredo Seidner  
Silva Trust dated July 24, 1976,  
as amended February 10, 1989

The foregoing instrument was severally acknowledged before me this 24th day of March, 1999, by Alfredo Seidner, Individually and as Trustee of the Alfredo Seidner Silva Trust dated July 24, 1976, as amended February 10, 1989 He is personally known to me and did take an oath.

WITNESS my hand and official seal in the State and County last aforesaid this 24th day of March, 1999.



