



THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 450091 8899A

AUTHORIZATION :

Patricia Pijet

COST LIMIT : \$ 155.00

ORDER DATE : November 1, 1999

ORDER TIME : 4:41 PM

ORDER NO. : 450091-005

600003033556--0

CUSTOMER NO: 8899A

CUSTOMER: Mr. Larry Rothenberg
LARRY A. ROTHENBERG, P.A.
LARRY A. ROTHENBERG, P.A.
Suite 460
900 North Federal Highway
Boca Raton, FL 33432

L99-7409

DOMESTIC FILING

NAME: REGATTA MISSION BAY AT
BOCA, L.L.C.

EFFECTIVE DATE: NOVEMBER 1, 1999

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: Janine Lazzarini

EXAMINER'S INITIALS:

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

99 NOV -3 PM 3:20

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DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

99 NOV -3 AM 10:51

RECEIVED

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I. NAME

The name of the Limited Liability Company is:

REGATTA MISSION BAY AT BOCA, L.L.C.

ARTICLE II. ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company is:

1700 North University Drive, Suite 302
Coral Springs, Florida 33071

ARTICLE III. DURATION

The period of duration for the Limited Liability Company shall be: PERPETUAL

This entity shall have an effective date of November 1, 1999.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 1201 Hays Street, Tallahassee, Florida, 32301 and the name of the initial registered agent of the corporation at that address is Corporation Service Company.

ARTICLE V. MANAGEMENT

The Limited Liability Company is to be managed by the members and the name and address of the managing member is:

Member: IN THE PINES AT PARKLAND, INC.
1700 North University Drive, Suite 302
Coral Springs, Florida 33071

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TALLAHASSEE, FLORIDA

The undersigned authorized representative of a member of
REGATTA MISSION BAY AT BOCA, L.L.C. hereby executes these
articles of organization on this 1st Day of November 1999.

CORPORATION SERVICE COMPANY

Laura R. Dunlap

BY:

as its agent as authorized
representative of
Regatta Mission Bay at Boca, L.L.C.

ACCEPTANCE OF REGISTERED AGENT DESIGNATED

IN ARTICLES OF ORGANIZATION

Corporation Service Company, a Delaware corporation
authorized to transact business in this State, having a
business office identical with the registered office of the
Limited Liability Company named above, and having been
designated as the registered agent in the above and
foregoing articles, is familiar with and accepts the obligations
of the position of registered agent under Section 608.415 or
608.507 Florida Statutes.

CORPORATION SERVICE COMPANY

By:

Laura R. Dunlap

Its Agent, Laura R. Dunlap

Dated: November 1, 1999

JSV/jlz

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TALLAHASSEE FLORIDA