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FLORIDA/FOREIGN LIMITED LIABILITY CO.

BIANCO LAND HOLDING, LLC

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ARTICLES OF ORGANIZATION
OF
BIANCO LAND HOLDING, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Fla. Stat. ch. SS 608.401 et seq., as amended from time to time (or any corresponding provisions of succeeding law) (the "Act"), hereby make, acknowledge, and file the following Articles of Organization. Capitalized terms used in the Act and also used herein are intended to have the same meaning herein as defined in the Act.

ARTICLE I - NAME

The name of the limited liability company shall be, BIANCO LAND HOLDING, LLC ("Company").

ARTICLE II - ADDRESS

The initial mailing address of the Company is and the initial street address of the principal office of the Company 85 Spartina Circle Santa Rosa Beach, FL 32459.

ARTICLE III - DURATION

The Company shall commence its existence on February 21, 2007. The Company's existence shall be perpetual unless the Company is earlier dissolved as provided in these Articles of Organization or the Operating Agreement.

ARTICLE IV - REGISTERED OFFICE

The name of the registered agent is Rob Blue, Jr. and the street address of the registered agent of the Company in the State of Florida is 221 McKenzie Avenue, Panama City, FL 32401.

ARTICLE V - INITIAL MEMBERS

The Initial Members of the Company are:

<u>Name</u>	<u>Address</u>
Christine Shoop	86 Cayman Cove, Destin, FL 32541
Ronald L. Sassano, Trustee	50 Surf Song Lane #408, Miramar Beach, FL 32550
John David Sullivan	85 Spartina Circle, Santa Rosa Beach, FL 32459

Prepared by:
Rob Blue, Jr., Esq.
Fla Bar No. 0122450
221 McKenzie Avenue
Panama City, FL 32401
phone: 850-769-1414
Matter: 0923-19883

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ARTICLE VI - ADMISSION OF NEW MEMBERS

The initial Members may admit additional Members upon such terms and conditions as the initial Members may determine appropriate.

ARTICLE VII - OPERATING AGREEMENT; ADMISSION OF NEW MEMBERS

After an Operating Agreement is adopted, additional Members may be admitted and transfers of a Member's interest in the Company may be made only upon compliance with the terms and conditions set forth in the Operating Agreement governing the Company.

ARTICLE VIII - MANAGEMENT; MANAGER-MANAGED COMPANY

The name and address of the initial Manager is:

John David Sullivan
85 Spartina Circle,
Santa Rosa Beach, FL 32459

ARTICLE IX - CAPITAL CONTRIBUTIONS

The initial Members have contributed the sum of \$1000.00, as capital of the Company upon its formation.

ARTICLE X - ADDITIONAL CAPITAL CONTRIBUTIONS

Except as may be provided for in an Operating Agreement adopted for the Company, no Member shall be required to contribute additional capital to the Company, and no Member shall have any personal liability for any obligation of the Company.

ARTICLE XI - TERMINATION OF EXISTENCE

The Company shall be dissolved and its affairs wound up and terminated as provided in the Operating Agreement for the Company.

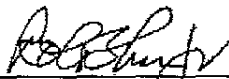
ARTICLE XII - AMENDMENT

These Articles of Organization may be amended as provided in the Operating Agreement for the Company.

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IN WITNESS WHEREOF, the undersigned Authorized Representative has made and subscribed these Articles of Organization on this 21st day of February, 2007.

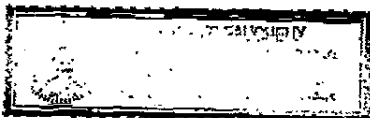


Rob Blue, Jr.
Authorized Agent

STATE OF FLORIDA
COUNTY OF BAY

Sworn to and subscribed before me this 21st day of February 2007, by Rob Blue, Jr., in his capacity set forth above and who is personally known.

(SEAL)




Notary Public



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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48.901, Florida Statutes, the following
is submitted, in compliance with said Act:

FIRST, that BIANCO LAND HOLDING, LLC, desiring to organize under the
laws of the State of Florida, with its principal office as indicated in
the Articles of Organization has named Rob Blue, Jr., whose office is
located at 221 McKenzie Avenue, Panama City, FL 32401, as its agent to
accept service of process within this State, and for his office to be the
initial registered office of the Company.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-stated
company, at the place designated in this Certificate, I hereby accept the
Act in this capacity, and agree to comply with the provision of said Act
relative to keeping open said office.



Rob Blue, Jr.
(Resident Agent)

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