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February 17, 2000

Division of LLC
Florida Department of State
P.O. Box 6327
Tallahassee, FL 32314

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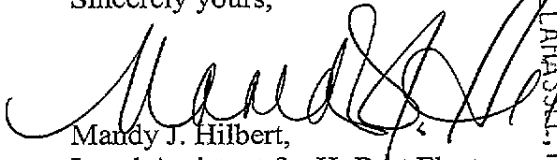
Re: ISLANDER GENERAL PARTNER, L.L.C.

W-4844

To whom it may concern:

Enclosed you will find the original Articles of Organization for ISLANDER GENERAL PARTNER, L.L.C., to be filed with your office along with a check in the amount of \$155.00, for Filing Fees, Designation of Registered Agent and a certified copy. Once filed please return the certified copy to this office at the address above. If you have any questions, feel free to contact me.

Sincerely yours,


Mandy J. Hilbert,
Legal Assistant for H. Bart Fleet

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Enclosures
cc: Jerome H. LaChapelle

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ARTICLES OF ORGANIZATION
OF
ISLANDER GENERAL PARTNER, L.L.C.

The undersigned, pursuant to the provisions of Chapter 608 of the Florida Statutes, for the purpose of forming a limited liability company under the laws of the State of Florida, do set forth the following:

ARTICLE I - NAME

The name of this limited liability company is ISLANDER GENERAL PARTNER, L.L.C.
(the "Company").

ARTICLE II - PERIOD OF DURATION

The period of duration of the Company shall be from February 17, 2000, until the first to occur of the following:

- (i) Thirty (30) years from the date of filing of these Articles of Organization with the Department of State, or
- (ii) Dissolution of the Company pursuant to provisions of the Florida Limited Liability Company Act.

ARTICLE III - PURPOSE

The purpose for which the Company is organized is to serve as general partner in a limited partnership which markets a condominium development. The Company shall have all of the powers vested in a limited liability company organized and existing by virtue of such laws.

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TALLAHASSEE FLORIDA

ARTICLE IV - ADDRESS OF INITIAL PRINCIPAL OFFICE OF COMPANY

The mailing address and street address of the initial principal office in Florida for the Company is 4116 Burning Tree Drive, Destin, FL 32541.

ARTICLE V - INITIAL REGISTERED AGENT

The name and street address of the initial registered agent in Florida for the Company is H. Bart Fleet, 1201 Eglin Parkway, Shalimar, Florida 32579.

ARTICLE VI - INITIAL CAPITAL CONTRIBUTIONS

The total amount of cash and a description of the agreed value of property other than cash initially contributed to the Company is \$ 100.00 cash.

ARTICLE VII - ADDITIONAL CONTRIBUTIONS

The total additional contributions, if any, agreed to be made by all Members and the times at which, or the events of happening of which, that shall be made, are as follows: No total additional contributions have been agreed to at the date of filing of these Articles of Organization. Additional contributions, if any, will be made upon unanimous agreement by all of the Members of the Company.

ARTICLE VIII - ADDITIONAL MEMBERS

An interest of a Member of the Company may be transferred or assigned to such extent and in the manner provided in the Operating Agreement. However, if all of the remaining Members of the Company do not approve of such proposed transfer or assignment by unanimous written consent, the transferee or assignee of the interest of such Member shall have no right to participate in the management of the business and affairs of the Company or to become a Member and in such case the transferee or assignee shall be entitled to receive only the share of profits or other compensation by way of income and the return of contributions to which the transferee Member would otherwise be entitled.

ARTICLE IX - CONTINUITY OF BUSINESS

Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member in the Company, the business of the Company shall not be continued and the Company shall be dissolved unless there is obtained within thirty (30) days thereafter the consent of all the remaining Members of the Company to a continuation thereof.

ARTICLE X - MANAGEMENT

The Company is to be managed by an operating manager or managers. The name and address of the initial operating manager who is to serve as the operating manager until the first Annual Meeting of Members or until such party's successor is duly elected and qualified is the acting Trustee of the JEROME H. LACHAPELLE REVOCABLE TRUST dated Feb. 3, 2000, currently, Jerome H. LaChapelle, 4116 Burning Tree Drive, Destin, FL 32541.

ARTICLE XI - INDIVIDUALS FORMING COMPANY

The name and address of the Member forming this Company are as follows:

Jerome H. LaChapelle, Trustee of the Jerome H. LaChapelle Revocable Trust dated 2/3/00
4116 Burning Tree Drive
Destin, FL 32541

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and their authorized representative for purposes of executing these Articles of Organization and the attached Affidavit is H. Bart Fleet.

IN WITNESS WHEREOF, the undersigned has executed these Articles on the 17th day of February, 2000, as the authorized representative for the Members of the Company identified above.

By: H. Bart Fleet
H. Bart Fleet, Authorized Representative

STATE OF FLORIDA

COUNTY OF OKALOOSA

On this 17th day of February, 2000, before me personally appeared H. Bart Fleet, the authorized representative of the Members of the Company, a Florida Limited Liability Company to be formed, to me personally known to be the person who executed the foregoing, and acknowledged before me that he executed the same for the purposes expressed therein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal in the County of Okaloosa and State of Florida.

Elizabeth Ward
Notary Public
My Commission Expires:



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TALLAHASSEE, FLORIDA

ACCEPTANCE BY THE REGISTERED AGENT

I, H. Bart Fleet, hereby accept appointment as Registered Agent for the Limited Liability Company, ISLANDER GENERAL PARTNER, L.L.C., and do hereby understand and accept the obligation of the position, and acknowledge my acceptance with my signature below on this 17th day of February, 2000.

H. Bart Fleet
H. Bart Fleet, Registered Agent

THIS INSTRUMENT PREPARED BY:

H. Bart Fleet
1201 Eglin Parkway
Shalimar, FL 32579

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