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CORPORATE ACCESS, INC.

236 East 6th Avenue . Tallahassee, Florida 32303

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1.) Venetian Bay Properties, LLC
(CORPORATE NAME & DOCUMENT #)

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7 pages

ARTICLES OF ORGANIZATION
OF
VENETIAN BAY PROPERTIES, L.L.C.

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The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby makes, acknowledges, and files the following Articles of Organization ("Articles"). The undersigned further declares that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

ARTICLE I - NAME

The name of the limited liability company shall be VENETIAN BAY PROPERTIES, L.L.C. ("Limited Liability Company").

ARTICLE II - ADDRESS

The street address of the principal office of the business shall be located at 712 Palmetto Avenue, Melbourne, Florida 32901, and the mailing address of the Limited Liability Company shall be 408 Riverside Drive, Melbourne Beach, Florida 342951, or such other place as may be designated by the Member(s).

ARTICLE III - DURATION

The Limited Liability Company's existence shall begin at the date and time when the Articles of Organization are filed, as evidenced by the Department of State's date and time endorsement on the original document. The Limited Liability Company's existence shall be perpetual unless the Limited Liability Company is dissolved earlier as provided in the provisions hereof and upon filing of Articles of Dissolution with the Secretary of State pursuant to Florida Statute 608.441, or as provided in the Operating Agreement adopted by the Member(s).

ARTICLE IV - INITIAL REGISTERED OFFICE

AND REGISTERED AGENT

The address of the initial Registered Office of the Limited Liability Company is 1822 Riverview Drive, Melbourne, Florida 32901, and the name of the Limited Liability Company's initial Registered Agent is Victor S. Kostro, Esquire.

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ARTICLE V - PURPOSES AND POWERS

The purpose and character of the Company is to engage in any activity or business authorized under the Florida Statutes. In general, the Limited Liability Company shall carry on any and all incidental business; to have and exercise all the powers conferred by the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do. The Company shall have all powers granted to limited liability companies under Florida law.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit, the Limited Liability Company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

ARTICLE VI - MANAGEMENT

The Limited Liability Company shall be managed by its Member(s) in proportion to the percentage interest of each initial Member as set forth in the Operating Agreement for the Limited Liability Company and as adjusted from time to time to reflect the percentage interest of any additional Member(s); provided, however, that the Member(s) may, by regulation or operating agreement, provide for the management of the Limited Liability Company by the Member(s) in a manner disproportionate to the Member(s)' percentage interest adjusted as hereinabove set forth.

ARTICLE VII - ADDITIONAL MEMBER(S)

Additional Member(s) may be admitted to the Limited Liability Company only upon the unanimous vote of the existing Member(s). New Member(s) may be admitted upon such terms and conditions as the existing Member(s) may determine.

No Member of the Company may transfer or assign its interest in the Company without the prior written consent of all of the other Member(s). Any attempt to transfer or assign a Member's interest, without such a written consent, shall not entitle the transferee to participate in the management of the business and affairs of the Company or to become a Member. The transferee shall be only entitled to receive the share of profits or other compensation by way of income and the return of contributions to which the Member otherwise would be entitled.

ARTICLE VIII - DISSOLUTION

In the event of the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member or upon the occurrence of any other event of dissolution as the Member(s) may specify by regulation or operating agreement, which terminates the continued membership of a Member in the Limited Liability Company, the Limited Liability Company shall be dissolved unless within thirty (30) days after such event, the remaining Member(s) agree in writing to continue the business of the Limited Liability Company.

ARTICLE IX - LIMITATION OF LIABILITY OF MEMBER(S)

The personal liability of the Member(s) to the Limited Liability Company and other Member(s) shall be limited to the maximum extent allowed by Florida law and there shall be no Member who is personally liable for the debts of, or claims against, the Limited Liability Company.

ARTICLE X - INDEMNIFICATION

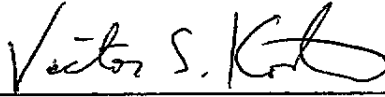
The Limited Liability Company shall, to the fullest extent permitted by law, be entitled to indemnify any Member for any liability incurred in connection with any action, if such Member acted in good faith and in a manner it reasonably believed to be in furtherance of, or not opposed to, the best interests of the Limited Liability Company. The Limited Liability Company shall indemnify any person who is or was a party, or who is threatened to be made a party, to any threatened, pending, or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, including all appeals, by reason of the fact that he or she is or was a Member, managing Member or employee of the Limited Liability Company, or is or was serving at the request of the Limited Liability Company as a director, trustee, officer or employee of another limited liability company, corporation, partnership, joint venture, trust or other enterprise, against any and all expenses (including reasonable attorneys' fees), judgments, decrees, fines, penalties and amounts paid in settlement, which were actually and reasonably incurred by him or her in connection with such action, suit or proceeding, if he or she acted in good faith and in a manner which he or she reasonably believed to be in, or at least not opposed to, the best interests of the company, and, with respect to any criminal action or proceeding, he or she had no reasonable cause to believe his or her conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he or she reasonably believed to be in, or at least not opposed to, the best interests of the Limited Liability Company.

ARTICLE XI - LIMITED LIABILITY COMPANY OPERATING AGREEMENT

The power to adopt, alter, amend, or repeal the Operating Agreement of the Limited Liability Company shall be vested in the Member(s) of the Limited Liability Company. An Operating

Agreement adopted by the Member(s) may be repealed or altered; a new Operating Agreement may be adopted by the Member(s); and the Member(s) may prescribe in any Operating Agreement made by them that such Operating Agreement may not be altered, amended, or repealed by the Member manager or managers. The Operating Agreement may contain any provisions for the regulation and management of the affairs of the Limited Liability Company not inconsistent with Florida law or the Articles of Organization.

IN WITNESS WHEREOF, an authorized representative of the Initial Members has caused these Articles of Organization to be executed this 19th day of April, 2002.



VICTOR S. KOSTRO

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ALLIANCE FLORIDA

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

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TALLAHASSEE, FLORIDA

Pursuant to Chapter 608.407, Florida Statutes, the following is submitted in compliance with said Act:

FIRST, that VENETIAN BAY PROPERTIES, L.L.C., desiring to organize under the laws of the State of Florida, with its principal office as indicated by the Articles of Organization in the City of Melbourne, County of Brevard, State of Florida, has named Victor S. Kostro, Esquire, located at 1825 Riverview Drive, Melbourne, Florida 32901, as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated Limited Liability Company at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said Act relative to keeping open said office, and as Registered Agent am familiar with, and accept, the obligations of that position.

By: Victor S. Kostro
VICTOR S. KOSTRO