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STATE
FLORIDA



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W03-31158

Office Use Only



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

October 25, 2003

FILED
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TALLAHASSEE, FLA

EASTERN DEVELOPMENT, LLC
120 PRESIDENTIAL WAY
SUITE 300
WOBURN, MA 01801

SUBJECT: CCC MARINA, LLC
Ref. Number: W03000031158

We have received your document for CCC MARINA, LLC and your check(s) totaling \$125.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent must sign accepting the designation.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6094.

Agnes Lunt
Document Specialist

Letter Number: 103A00058246



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SECRETARY OF STATE
TALLAHASSEE, FLORIDA


October 17, 2003

Florida Division of Corporation
Registration Section
P.O. Box 6327
Tallahassee, FL 32314

To Whom It May Concern:

Enclosed please find Articles of Organization for Airport SH, LLC, Airport SP, LLC and CCC Marina, LLC along with the \$125 filing fee for each. Thank you.

Sincerely,


Jean O'Brien
Legal Assistant

ARTICLES OF ORGANIZATION OF
CCC MARINA, LLC

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The undersigned certifies that he is acting as the organizing member for the purpose of forming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. The undersigned further certifies that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

ARTICLE I
NAME AND PRINCIPAL PLACE OF BUSINESS

The name of the limited liability company shall be **CCC Marina, LLC**, and its principal office and mailing address shall be c/o Eastern Development, LLC, 120 Presidential Way, Suite 300, Woburn, MA 01801, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

ARTICLE II
AUTHORITY PERSONS/SECRETARY OF STATE

Raymond M. Murphy, acting singly, is authorized to execute documents to be filed with the Florida Secretary of State.

ARTICLE III
PURPOSES AND POWERS

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of 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.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, a association, corporation, domestic or foreign, or of any domestic or foreign state,

government, or governmental authority, or of any political or administrative subdivision, department, and to perform and carry out, assign, cancel, or rescind any of such contracts.

5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

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 IV

MEMBERS

There shall be two (2) initial members of this limited liability company, whose name(s), addresses and ownership interest is as follows:

Daniel J. Doherty, III
120 Presidential Way, Suite 300
Woburn, MA 01801

Brian J. Kelly 50%
120 Presidential Way, Suite 300
Woburn, MA 01801

ARTICLE V
EXERCISE OF POWERS

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All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

ARTICLE VI
MANAGEMENT

The limited liability company shall be managed by not less than one (1) manager. The following are the names and addresses of the individuals who shall initially serve as managers of the limited liability company until the first annual meeting of the members or until his successors are elected and qualify in accordance with the regulations:

Daniel J. Doherty, III
Brian J. Kelly
120 Presidential Way, Suite 300
Woodburn, Massachusetts 01807

ARTICLE VII
MEMBERSHIP RESTRICTIONS

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members, or except as specified in a separate written agreement regarding purchase and sale executed by all members.

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

ARTICLE VIII
DISTRIBUTIONS

The members shall be entitled to the net profits, as defined in the regulations, arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. The distribution of the profits shall be determined as provided in the regulations of the company.

ARTICLE IX
DURATION

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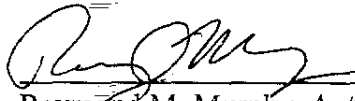
The limited liability company shall commence on the date the Articles of Organization are duly filed as required by law and shall continue in existence for a term of Fifty (50) years, unless sooner terminated, liquidated or dissolved, as provided in the regulations adopted by members. STATE
TALLAHASSEE, FLORIDA

ARTICLE X
INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is National Corporate Research, LTD, 103 N. Meridian Street, Tallahassee, Florida 32301.

The undersigned, being the organizing member of the limited liability company, certifies that this instrument constitutes the proposed articles of Organization of **CCC Marina, LLC**.

Executed by the undersigned on the 17 day of October, 2003.


Raymond M. Murphy, Authorized Signatory

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STATE
TALLAHASSEE, FLORIDA

The name and the Florida street address of the registered agent are:

National Corporate Research, Ltd., Inc.

Name

103 N. Meridian Street

Florida street address (P.O. Box **NOT** acceptable)

Tallahassee FL 32301

City, State, and Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, 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 obligations of my position as registered agent as provided for in Chapter 608, F.S..

Wayne Rafanelli

Registered Agent's Signature

Wayne Rafanelli, V.P.

Print Name (& Title, if applicable)