

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L05000027003
FILED 8:00 AM
March 17, 2005
Sec. Of State
mhodges

Article I

The name of the Limited Liability Company is:
TITUSVILLE JOINT VENTURE, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
2715 EAST OAKLAND PARK BLVD
SUITE 300
FT LAUDERDALE, FL. 33306

The mailing address of the Limited Liability Company is:
2715 EAST OAKLAND PARK BLVD
SUITE 300
FT LAUDERDALE, FL. 33306

Article III

The purpose for which this Limited Liability Company is organized is:
ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:
GALLERIA ASSET MANAGEMENT CORP.
2715 EAST OAKLAND PARK BLVD
SUITE 300
FT LAUDERDALE, FL. 33306

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.

Registered Agent Signature: FRED SENESI, PRESIDENT

Article V

The name and address of managing members/managers are:

Title: MGR
GALLERIA ASSET MANAGEMENT CORP.
2715 E OAKLAND PARK BLVD
FT LAUDERDALE, FL. 33306

Title: MGR
PINNACLE CONSTRUCTION OF FORT LAUDERDALE,
2715 E OAKLAND PARK BLVD
FT LAUDERDALE, FL. 33306

Signature of member or an authorized representative of a member

Signature: FRED SENESI

L05000027003
FILED 8:00 AM
March 17, 2005
Sec. Of State
mhodges