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LIMITED LIABILITY COMPANY

Royal Poinciana Properties, LLC

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ARTICLES OF ORGANIZATION OF ROYAL POINCIANA PROPERTIES, LLC

The undersigned, acting as acting as the authorized representative of the organizing member of a limited liability company under the Florida Limited Liability Company Act, adopts the following Articles of Organization for such limited liability company (the "Company"):

ARTICLE I Name

The name of the limited liability company is Royal Poinciana Properties, LLC.

ARTICLE II Principal Office and Mailing Address

The principal office and mailing address of the Company is 3010 Villa Rosa Park, Tampa, Florida 33611.

ARTICLE III Initial Registered Agent and Office

The street address of the initial registered office of the Company is 501 E. Kennedy Blvd., Suite 1700, Tampa, Florida 33602, and the name of its initial registered agent at that address is Fowler White Boggs Banker P.A., c/o Mitchell I. Horowitz.

Dated this 2nd day of August, 2005.

Name: Mitchell I. Horowitz

Title: Authorized Representative-

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ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept service of process for Royal Poinciana Properties, LLC, at the place designated as the registered office, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of the undersigned's duties, and the undersigned is familiar with and accepts the duties and obligations of the undersigned's position as registered agent.

Dated this 2nd day of August, 2005.

REGISTERED AGENT:

FOWLER WHITE BOGGS BANKER P.A.

Name: Mitchell I. Horowitz

Title: Authorized Agent

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