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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Hidden Harbor Marina Venture
LLC

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- ___ Officer Search
- ___ Fictitious Search
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05 SEP 20 11 08 AM
FIDELITY INVESTMENT SERVICES

Signature

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9/20

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ARTICLES OF ORGANIZATION
OF
HIDDEN HARBOR MARINA VENTURE, LLC
a Florida Limited Liability Company

FILED
05 SEP 20 PM 3:24
TALLAHASSEE, FLORIDA

The undersigned, desiring to form a limited liability company under and pursuant to Chapter 608 of the Florida Statutes entitled the "Florida Limited Liability Company Act", do hereby adopt the following Articles of Organization for such company:

ARTICLE I

(NAME)

The name of this limited liability company shall be:

Hidden Harbor Marina Venture, LLC

ARTICLE II

(Duration/Continuation)

The Company shall commence its existence on the date these Articles of Organization are filed by the Florida Department of State. The Company's existence shall terminate upon the unanimous written agreement of all members or by the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or upon the occurrence of any other event which terminated the continued membership of a member, unless the business of the company is continued by the consent of all of the remaining members, or by amendment of these Articles of Organization providing for the continued existence of the company subsequent to the foregoing events.

ARTICLE III

(Purposes and Powers)

The general purpose for which the Company is organized is to acquire by purchase, lease, gift,

devise, or otherwise, and to own, use, hold, sell, convey, exchange, lease, mortgage, work, improve, develop divide, and otherwise handle, deal in, and dispose of real estate, real property, and any interest or right therein, whether as principal, agent, broker, or otherwise, and to manage, operate, service, equip, furnish, alter, and keep in repair dry storage slips for boats, wet slips for boats, marinas, boat rental facilities, boat repairs/sales facilities, dwellings, apartment houses, hotels, office buildings, restaurants, and real and personal property of every kind, nature, and description, whether as principal, agent, broker, or otherwise, and generally to do anything and everything necessary and proper and to the extent permitted by law in connection with the owning, managing, leasing, and operating real and personal property of any and all kinds, and to transact any other lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

ARTICLE IV

(Principal Office and Address)

The mailing address of this company is 2715 E. Oakland Park Blvd., Suite 201, Fort Lauderdale, FL 33306 and the street address of the principal office of this company is 18501 Mullock Creek Lane, Fort Myers, Florida 33908.

ARTICLE V

(Registered Agent and Address)

The name and street address of the initial Registered Agent of this company for service of process in the State of Florida is Frank J. Aloia, Jr., 2250 First Street, Fort Myers, Florida 33901

ARTICLE VI

(Capital Contributions)

A member's contribution to the capital of the Company may be in cash, property or services

rendered, or a promissory note or other obligation to contribute cash or property or to perform services. The Company shall keep at its principal office appropriate written records regarding the amount of cash and a description and statement of the agreed value of any other property or services contributed by each member and which each member has agreed to contribute.

ARTICLE VII

(Additional Capital Contributions)

Each member shall make additional capital contributions to the Company only upon the unanimous written consent of all the members of the Company and upon such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the Company as set forth in the regulations of the company, but the transferee shall have no right to participate in the business and affairs of the Company or become a member unless all the other members of the Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

ARTICLE IX

(Management of Company)

The Company shall be managed by one or more managers in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The names of the initial managers of the company are Steven C. Gibboney, as President of SG Investments, Inc. and John Lesousky, as President of Pinnacle Construction of Ft. Lauderdale, Inc.

The Company shall be managed by the managers in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain

any provision for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The names and addresses of the members of the Company are:

<u>Name</u>	<u>Address</u>	
SG Investments, Inc.	14021 Bentley Circle Fort Myers, Florida 33912	Managing Member
Pinnacle Construction of Fort Lauderdale, Inc.	2715 E. Oakland Park Blvd., Suite 201 Fort Lauderdale, Florida 33306	Managing Member
Hidden Harbor Marina Venture, LLC	2250 First Street Fort Myers, Florida 33901	Member

ARTICLE X

(Amendments)

Any amendment to these Articles of Organization shall be in such form prescribed by the Secretary of State of the State of Florida containing such terms and provisions consistent with Florida Statute 608 as shall be prescribed by the Department of State, and shall be signed and sworn to by all Managers of the Company. In the event a new Member is added by such amendment, it shall also be signed by the member to be added.

ARTICLE XI

(Regulations)

The power to adopt, alter, amend or repeal the regulations of the limited liability company shall be vested in the Manager(s) of the Company. Regulations adopted by the Manager(s) may be repealed or altered, new Regulations may be adopted by the Managers, and the Managers may prescribe in any regulations made by them that such Regulations may not be altered, amended or repealed.

ARTICLE XII

(Informal Action of Members)

Any action of the Managers or Members may be taken without a meeting if consent in writing setting forth the action so taken shall be signed by all Members who would be entitled to vote upon such action at a meeting.

ARTICLE XIII

(Contracting Debt)

Except as otherwise provided by Law no debt shall be contracted nor liability incurred by or on behalf of this Company except by the Manager(s) of this Company unless otherwise provided herein.

Except as otherwise provided by Law, no debt shall be contracted nor liability incurred by or on behalf of this Company, unless approved by all of the Managers of the Company.

ARTICLE XIV

(Transferability of Member's Interest)

An interest of a Member of this 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 this company do not approve of such proposed transfer or assignment by unanimous written consent, the transferee of the interest of such member shall have no right to participate in the management of the business and affairs of this Company or to become a member. The transferee shall be entitled to receive only the share of profits or other compensation by way of income, and the return of contributions to which that member otherwise would be entitled.

ARTICLE XV

(Withdrawal or Reduction of Member's Contributions to Capital)

A Member shall not receive out of the Company property any part of his or her contribution to capital until:

1. All liabilities of the company, except liabilities to Members on account of their

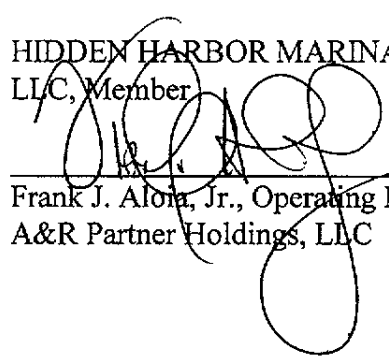
contributions to capital, have been paid or sufficient property of the Company remains to pay them;

2. The consent of all members is had, unless the return of the contributions to capital may be rightfully demanded.
3. These articles of organization are cancelled or so amended as to set out the withdrawal reduction.

A Member shall be entitled to the return of his or her contribution in the manner provided for in the regulations of the company.

IN WITNESS WHEREOF, the undersigned members have made and subscribed these Articles of Organization for the foregoing uses and purposes this 15th day of September, 2005.

HIDDEN HARBOR MARINA INVESTORS,
LLC, Member



Frank J. Aloia, Jr., Operating Member of
A&R Partner Holdings, LLC

STATE OF FLORIDA
COUNTY OF LEE

Before me personally appeared Frank J. Aloia, Jr., as Operating Member of A&R Partner Holdings, LLC, Managing Member of Hidden Harbor Marina Investors, LLC, to me well known to be a Member of Hidden Harbor Marina Venture, LLC and who subscribed the above Articles of Organization and it each freely and voluntarily acknowledged before me that it executed the same for the use and purposes set forth therein.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal this 15th day of

September, 2005.



ANDREA LEE DAVENPORT
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD400102
EXPIRES 2/27/2009
BONDED THRU 1-888-NOTARY1



NOTARY PUBLIC

SG INVESTMENTS, INC., Managing Member



By: Steven C. Gibboney
Its: President

STATE OF FLORIDA
COUNTY OF LEE

Before me personally appeared Steven Gibboney President of SG Investments, Inc., to me well known to be a Managing Member of Hidden Harbor Marina Venture, LLC and who subscribed the Above Articles of Organization and he each freely and voluntarily acknowledged before me that he executed the same for the use and purposes set forth therein.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal this 15th day of September, 2005.



ANDREA LEE DAVENPORT
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD400102
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NOTARY PUBLIC

PINNACLE CONSTRUCTION OF FT.
LAUDERDALE, INC., Managing Member

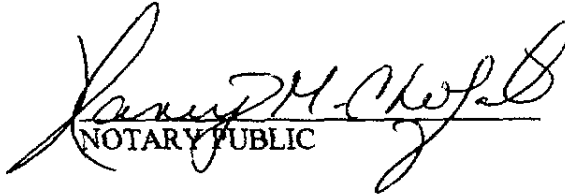
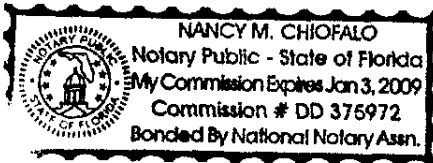


By: John Lesousky
Its: President

STATE OF FLORIDA
COUNTY OF Broward

Before me personally appeared John Lesousky, President of Pinnacle Construction of Ft. Lauderdale, Inc., to me well known to be a Managing Member of Hidden Harbor Marina Venture, LLC and who subscribed the Above Articles of Organization and he each freely and voluntarily acknowledged before me that he executed the same for the use and purposes set forth therein.

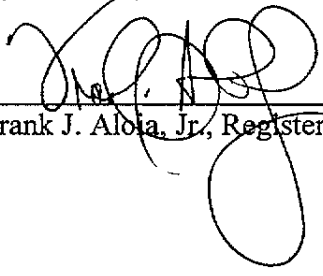
IN WITNESS WHEREOF, I have set my hand and affixed my official seal this 12 day of September 2005.


NOTARY PUBLIC

ACCEPTANCE BY REGISTERED AGENT

I, Frank J. Aloia, Jr., having been named as Registered Agent to accept service of process for the above stated limited liability company, at the place designated in the Articles of Organization, 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.

Dated this 15th day of September, 2005.



Frank J. Aloia, Jr., Registered Agent