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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
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Jupiter Waterways Investments, LLC

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ARTICLES OF ORGANIZATION OF JUPITER WATERWAYS INVESTMENTS, LLC

The undersigned, being authorized to execute and file these Articles, hereby certifies that:

ARTICLE I — Name:

The name of the Limited Liability Company is: JUPITER WATERWAYS INVESTMENTS, LLC

ARTICLE II — Address:

The street address and mailing address of the principal office of the Limited Liability Company is: 712 U.S. HIGHWAY ONE, SUITE 300, NORTH PALM BEACH, FLORIDA 33408.

ARTICLE III — Duration:

The period of duration for the Limited Liability Company shall be: PERPETUAL.

ARTICLE IV — Management:

The Limited Liability Company is to be managed by a manager or managers and the names and addresses of the initial managers are:

NORTON-ALEXANDER, INC.
712 U.S. HIGHWAY ONE, SUITE 300
NORTH PALM BEACH, FLORIDA 33408

DEBS DEVELOPERS, LLC
PO BOX 800617
MIAMI, FL 33280

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ARTICLE V — Admission of Additional Members:

New members shall only be admitted upon the unanimous written consent of then existing members.

ARTICLE VI — Members' Rights to Continue Business

The bankruptcy, death, dissolution, liquidation, termination or adjudication of incompetency of a Member shall not cause the termination or dissolution of the Company and the business of the Company shall continue. Upon any such occurrence, the trustee, receiver, executor, administrator, committee, guardian or conservator of such Member shall have all the rights of such Member for the purpose of settling or managing its estate or property, subject to satisfying conditions precedent to the admission of such assignee as a substitute Member. The transfer by such trustee, receiver, executor, administrator, committee, guardian or conservator of any Company interest shall be subject to all the restrictions to which such transfer would have been subject if such transfer had been made by such bankrupt, deceased,

dissolved, liquidated, terminated or incompetent Member.

IN WITNESS WHEREOF, I have signed these Articles of Organization on behalf of all of the members, and acknowledged them to be our act this 18 day of October, 2005.



ALEXANDER ELLIOFF
PRESIDENT OF NORTON-ALEXANDER, INC.

STATEMENT ACCEPTING APPOINTMENT AS REGISTERED AGENT

I hereby accept the designation as registered agent to accept service of process for the above stated limited liability company at the place designated in this statement. 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 under Chapter 608, Florida Statutes.

JUPITER WATERWAYS INVESTMENTS, LLC with its place of business at 712 U.S. HIGHWAY ONE, SUITE 300, NORTH PALM BEACH, FLORIDA 33408, has named ALEXANDER ELLIOFF, located at 712 U.S. HIGHWAY ONE, SUITE 300, NORTH PALM BEACH, FLORIDA 33408, as its agent to accept service of process within Florida.

Dated October 18, 2005.



ALEXANDER ELLIOFF
REGISTERED AGENT