

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

L05000110098
FILED 8:00 AM
November 14, 2005
Sec. Of State
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Article I

The name of the Limited Liability Company is:

ISLAND HOTEL PROPERTIES III, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

2116 SEIDENBERG AVE
KEY WEST, FL. US 33040

The mailing address of the Limited Liability Company is:

2116 SEIDENBERG AVE
KEY WEST, FL. US 33040

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:

ROBERT HARRIS
1200 BRICKELL AVENUE
SUITE 950
MIAMI, FL. 33131

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: ROBERT HARRIS

Article V

The name and address of managing members/managers are:

Title: MGRM
BILL L BIGGERSTAFF
2116 SEIDENBERG AVE
KEY WEST, FL. 33040

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Article VI

The effective date for this Limited Liability Company shall be:

11/14/2005

Signature of member or an authorized representative of a member

Signature: BILL L. BIGGERSTAFF