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ENVIRONMENTAL REGULATION



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 889519 4331939

AUTHORIZATION :

COST LIMIT : \$ 160.00

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ORDER DATE : February 27, 2006

ORDER TIME : 12:54 PM

ORDER NO. : 889519-005

CUSTOMER NO: 4331939

DOMESTIC FILING

NAME: BAY STREET SEBASTIAN, L.L.C.

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Carina L. Dunlap - EXT. 2951

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ARTICLES OF ORGANIZATION
OF
BAY STREET SEBASTIAN, L.L.C.
(a Florida limited liability company)

Pursuant to Florida Statutes §608.407, the undersigned Member of BAY STREET SEBASTIAN, L.L.C. hereby submits the following Articles of Organization of BAY STREET SEBASTIAN, L.L.C. for the purpose of forming a limited liability company under the laws of the State of Florida.

ARTICLE I.
Name

The name of the Limited Liability Company is "BAY STREET SEBASTIAN, L.L.C." (the "Company").

ARTICLE II.
Principal Office

The mailing address and street address of the principal office of the Company is: 1579 Estuary Trail, Delray Beach, Florida 33483.

ARTICLE III.
Registered Agent

The name of the initial registered agent of the Company is Nicole E. Vreeland, and the street address of the Company's initial registered agent is 1579 Estuary Trail, Delray Beach, Florida 33483.

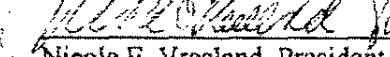
ARTICLE IV.
Management

The Company will be a manager-managed company. The initial Manager shall be Nicole E. Vreeland.

These Articles of Organization are hereby executed by the undersigned Member of the Company.

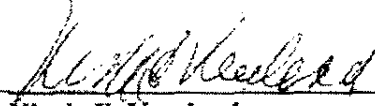
VREELAND INVESTMENTS, LTD., a
Florida limited partnership

By: VREELAND HOLDINGS, INC., a
Florida corporation, its General Partner

By: 
Nicole E. Vreeland, President

Acceptance of Appointment of Registered Agent

Nicole E. Vreeland, having been named the Registered Agent of BAY STREET SEBASTIAN, L.L.C., hereby accepts such designation and is familiar with, and accepts, the obligations of such position, as provided in Chapter 608 of Florida Statutes.



Nicole E. Vreeland

Date: 2/24/06