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Division of Corporations

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

The Boathouse Marina, LLC

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**ARTICLES OF ORGANIZATION
OF
THE BOATHOUSE MARINA, LLC**

The undersigned adopts the following Articles of Organization for the purpose of forming a limited liability company pursuant to the Florida Limited Liability Company Act.

ARTICLE I

Name

The name of the limited liability company (the "Company") is The Boathouse Marina, LLC.

ARTICLE II

Duration

The Company shall have perpetual existence.

ARTICLE III

Mailing and Street Address of Principal Office

The mailing and street address of the Company's principal office is 71 Carrera Street, St. Augustine, Florida 32084.

ARTICLE IV

Name and Address of Registered Agent

The name of the Company's initial registered agent is Carol A. Lagasse. The street address of the registered agent is 71 Carrera Street, St. Augustine, Florida 32084.

ARTICLE V

Admission of New Members

The members shall have such rights to admit new members as provided in Operating Agreement.

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ARTICLE VI**Continuity of Business**

The members shall have such rights to continue the business of the Company on the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member as may be provided in the Operating Agreement.

ARTICLE VII**Management**

The Company shall be a manager managed company. The initial managers shall be:

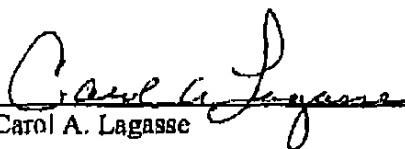
Scott E. Lagasse

71 Carrera Street
St. Augustine, Florida 32084

Carol A. Lagasse

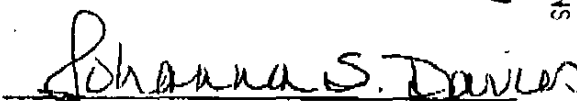
71 Carrera Street
St. Augustine, Florida 32084

N WITNESS WHEREOF, for the purpose of forming this limited liability company in accordance with the Florida Limited Liability Company Act, the undersigned has executed these Articles of Organization on this 18 day of July, 2006.


Carol A. Lagasse

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 18 day of July, 2006, by Carol A. Lagasse, who (☒) is personally known to me or (☐) has produced a valid Florida driver's license as identification.


Johanna S. Davies
Notary Public

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ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above stated limited liability company at the place designated in these Articles of Organization, I hereby agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties and am familiar with and accept my obligations as registered agent.

DATED this 18 day of July, 2006.


Carol A. Lagasse