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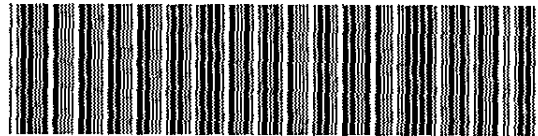
(Business Entity Name)

(Document Number)

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JK

*Law Office Of  
JEFFREY F. BERIN, P.A.  
1110 North Olive Avenue  
West Palm Beach, Florida 33401*

*Board Certified  
Civil Trial Lawyer*

August 14, 2006

*Telephone (561) 659-7228  
Facsimile (561) 659-7298*

**VIA FEDERAL EXPRESS**

Department of State  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, Fl 32301

Re: **BUCCANEER MARINA, LLC**

Dear Ladies/Gentlemen:

Please find enclosed original and copy of ARTICLES OF ORGANIZATION for the above-named limited liability company. A check in the amount of \$155.00 is enclosed for the statutory fees. Please file the original and return to our office a certified copy.

Your prompt attention and cooperation in this matter is genuinely appreciated.

Very truly yours,

  
JEFFREY F. BERIN

JFB:ers

Enclosures

L 26445:ERS

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TALLAHASSEE FLORIDA

ARTICLES OF ORGANIZATION  
OF  
BUCCANEER MARINA, LLC

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The undersigned person acting as an Organizer to form a limited liability company ("Company") under the Florida Limited Liability Company Act, Florida Statutes, Chapter 608, ("State Act") hereby makes, adopts, acknowledges and files the following Articles of Organization ("Articles"):

1. **Name.** The name of the limited liability company is "BUCCANEER MARINA, LLC" ("Company"). The mailing and street address of the Company's principal place of business is 142 Lake Drive, Palm Beach Shores, FL 33404.

2. **Duration.** The Company will continue for a term not to exceed thirty (30) years from the date of the filing of these Articles, unless the Company is sooner terminated by operation of law or by agreement between the Members.

3. **Purpose and Powers.** The sole purpose and undertaking for which this Company is organized is to engage in the operation and management of marina property. The Company shall have all the powers granted to limited liability companies under the laws of the State of Florida.

4. **Registered Office & Agent.** The name and street address of the Company's initial registered office and agent in the State of Florida, whose consent to appointment as registered agent is included in with these Articles is RICHARD BRIGHT, c/o Commercial Unit B, Buccaneer Condominium, 142 Lake Drive, Palm Beach Shores, FL 33404.

5. **Admission of New Members (Transferability of Interests).** No additional member shall be admitted to the Company except upon a unanimous vote and consent of all existing members of the Company. A member may not transfer its interest in the Company, except upon a unanimous vote as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless the other members of the Company unanimously approve the proposed transfer as provided herein and in the regulations.

6. **Continuity.** The members of this Company have the right to continue the business upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or manager, or upon the occurrence of any other event that terminates the continued membership of a member in this Company. Continuation by the remaining members does not require consent or a vote and continuation may occur only pursuant to the terms of this Operating Agreement.

7. **Management.** The Company will be managed by a manager or managers in accordance with the Company's regulations. The names(s) and business address(es) of the initial manager(s) who shall serve until the first annual meeting of members or until their successors are elected and qualified is (are):

NAME

ADDRESS

RICHARD BRIGHT

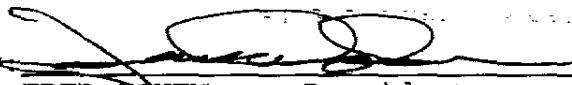
c/o Commercial Unit B  
Buccaneer Condominium  
142 Lake Drive  
Palm Beach Shores, FL 33404

8. **Dissolution and Right to Continue Business.** The Company shall be dissolved upon the first to occur of the following:

- (a) the expiration of the term of the Company;
- (b) the unanimous written consent of all the Company's members;
- (c) any event that makes the Company ineligible to conduct its business activities as a limited liability company under the Act;
- (d) any event or circumstance that makes it unlawful or impossible for the Company to carry on its business.

IN WITNESS WHEREOF, THE UNDERSIGNED ORGANIZER HAS MADE, EXECUTED AND SUBSCRIBED THESE ARTICLES OF ORGANIZATION ON THIS 10<sup>th</sup> DAY OF AUGUST, 2006 AT PHILADELPHIA, PENNSYLVANIA FOR THE FOREGOING USES AND PURPOSES.

BUCCANEER CONDOMINIUM ASSOCIATION OF PALM  
BEACH SHORES, INC.

By   
FRED COHEN, as President

ACCEPTANCE OF APPOINTMENT AND CERTIFICATE OF DESIGNATION  
OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is BUCCANEER MARINA, LLC.

2. The name and address of the registered agent and office is:

RICHARD BRIGHT  
c/o Commercial Unit B  
Buccaneer Condominium  
142 Lake Drive  
Palm Beach Shores, FL 33404

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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.

  
RICHARD BRIGHT, AGENT

AUGUST <sup>th</sup> 10, 2006

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