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ARTICLES OF ORGANIZATION OF P&B MARINA DEVELOPMENT, LLC



The undersigned, being authorized to execute and file these Articles of Organization of P&B MARINA DEVELOPMENT, LLC (the "Limited Liability Company"), hereby certifies that:

ARTICLE I -- Name:

The name of the Limited Liability Company is:

P&B MARINA DEVELOPMENT, LLC

ARTICLE II - Address:

The mailing address and the street address of the principal office of the Limited Liability Company is 6853 Sunrise Court, Coral Gables, Florida 33133.

ARTICLE III — Duration:

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

ARTICLE IV — Registered Agent:

The name and address of the registered agent for service of process in the state shall be:

Philip D. Tingle 6853 Sunrise Court Coral Gables, Florida 33133

ARTICLE V — Management:

The Limited Liability Company will be a member-managed company.

ARTICLE VI - Indemnification

The Limited Liability Company shall indemnify and hold harmless its members and managers against any and all claims and demands whatsoever to the greatest extent permitted under Florida law.

Philip D. Tingle

Authorized Signatory

STATEMENT ACCEPTING APPOINTMENT AS REGISTERED AGENT

P&B MARINA DEVELOPMENT, LLC

Having been named as registered agent and to accept service of process for the above-stated limited liability company at the place designated by 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 the obligations of my position as a registered agent as provided for in Chapter 608, F.S.

Philip D. Zingle

Dated: September 29, 2008