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ARTICLES OF ORGANIZATION of OCEANVIEW LAND DEVELOPMENTS, LLC a Florida Limited Liability Company

The undersigned, pursuant to the provisions of Chapter 608 of the Florida Statutes, for the purpose of forming a Limited Liability Company under the laws of the State of Florida do set forth the following:

- 1. <u>NAME</u>. The name of the Limited Liability Company is: OCEANVIEW LAND DEVELOPMENTS, LLC (the "Company").
- 2. <u>MAILING AND STREET ADDRESS OF PRINCIPAL OFFICE</u>. The mailing address for the Company is: 200 Bridgeland Avenue, Toronto Ontario Canada M6A1Z4.
- 3. <u>REGISTERED AGENT</u>. The name and address of the initial registered agent in the State of Florida, whose Consent to Appointment as Registered Agent accompanies these Articles of Organization, is: CT Corporation, 1200 South Pine Island Road, Plantation, Florida 33324.

OCEANVIEW LAND DEVELOPMENTS, LLC, a Florida limited liability company

By:

Rino Montemarano,

Authorized Representative

CERTIFICATION OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415, 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 OCEANVIEW LAND DEVELOPMENTS, LLC.
- 2. The name and address of the registered agent and office is:

CT Corporation 1200 South Pine Island Road Plantation, Florida 33324

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 its 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.

Barlara abure	0-16-12
Barbara A. Burke Special Assistant Secretary Registered Agent	Date