

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L03000000751
FILED 8:00 AM
January 08, 2003
Sec. Of State

Article I

The name of the Limited Liability Company is:

TOMOKA LANDINGS OFFICE COMPLEX, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

394 EAST DRIVE
MELBOURNE, FL. 32904

The mailing address of the Limited Liability Company is:

394 EAST DRIVE
MELBOURNE, FL. 32904

Article III

The name and Florida street address of the registered agent is:

HOWARD W HAUSER
10601 CHARLESTON DR.
VERO BEACH, FL. 32963

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.

Registered Agent Signature: H. W. HAUSER

Article IV

The name and address of managing members/managers are:

Title: MGRM
VENTURE MANAGEMENT GROUP, INC.
394 EAST DRIVE
MELBOURNE, FL. 32904

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Signature of member or an authorized representative of a member

Signature: KIMBERLY BROWN