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ARTICLES OF AMENDMENT TO

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CERTIFICATE OF LIMITED PARTNERSHIP
AND STATEMENT OF CHANGE OF REGISTERED AGENT
OF

LIVE OAK PLANTATION NO. 1, LTD. a Florida Limited Partnership

The undersigned, general partners of LIVE OAK PLANTATION NO.1, LTD., a Florida limited partnership (the "Limited Partnership"), which filed a certificate of limited partnership with the State of Florida on February 29, 1996, now desires to amend its certificate of limited partnership and change its registered agent pursuant to Sections 620.109 and 620.1051 of the Florida Revised Uniform Limited Partnership Act (1986), and for such purpose, hereby certifies as follows:

1. Article 2 of the Certificate of Limited Partnership is amended to reflect the following change in business address from the current address of 800 Juanita Rael, Winter Springs, Florida 32789 to:

Address of the office of the Limited Partnership:

209 Phipps Plaza
Palm Beach, Florida 33480

2. Pursuant to Section 620.1051, the Limited Partnership changes its registered agent as follows:

The name and street address of its present registered agent is:

Thomas J. Corkery 212 Logenberry Trail Winter Springs, Florida 32708

The name and street address to which its registered agent is to be changed is:

A. David Kosoy 209 Phipps Plaza Palm Beach, Florida 33480

3. Article 3 of the Certificate of Limited Partnership of Live Oak Plantation No. 1, Ltd. is amended to reflect the admission of a second general partner:

The name and business address of the General partners is as follows:

1

The Stanford Development Group, Inc. 800 Juanita Rael
Winter Park, Florida 32789

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Sterling Live Oak, Inc. 209 Phipps Plaza

Palm Beach, Florida 33480

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3. The foregoing amendment and change of registered agent was adopted by all the general partners of the limited partnership as of December 19. 1996.

IN WITNESS WHEREOF, the undersigned general partners of the limited partnership has executed these Articles of Amendment and Statement of Change of Registered Agent on December 1996.

THE STANFORD DEVELOPMENT GROUP, INC., a Florida corporation as Managing General Partner

Sign: LLATE.

Print: KKANA A. Mildur.

Title: President

STERLING LIVE OAK, INC., a Florida corporation as General Partner

Sign: Al-Fasay
Print: 10504
Title: PRES-

ACCEPTANCE OF DESIGNATION AS AGENT FOR SERVICE OF PROCESS

The undersigned, a Florida resident, hereby accepts the designation by the above named Limited Partnership as its Agent for Service of Process in accordance with Florida Statutes 620.105 as of the Agent for December, 1996.

A. David Kosov