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1.) 3273 Justina, LLC
(CORPORATE NAME & DOCUMENT #)

2.) _____
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SPECIAL INSTRUCTIONS

**AMENDED AND RESTATED
ARTICLES OF ORGANIZATION
FOR
3273 JUSTINA, LLC**

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In accordance with Section 608.411, Florida Statutes, Duval Pilot, LLC does hereby file this Amended and Restated Articles of Organization which amend and restate its Articles of Organization filed with the Florida Department of State on April 5, 2001 and amended and restated on November 30, 2001.

ARTICLE I

NAME

The name of the Limited Liability Company is **2001 PROPERTY INVESTORS, LLC.**

ARTICLE II

ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company is **2001 Art Museum Drive, Jacksonville, Florida 32207.**

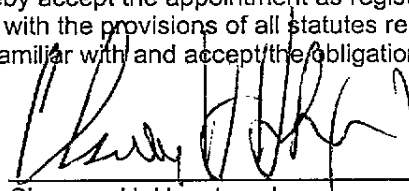
ARTICLE III

REGISTERED AGENT, REGISTERED OFFICE & REGISTERED AGENT'S SIGNATURE

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

Clarence H. Houston, Jr.
1050 Riverside Avenue
Jacksonville, Florida 32204

Having been named as registered agent 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.



Clarence H. Houston, Jr.

ARTICLE IV

DURATION

The period of duration for the Limited Liability Company shall be from the date of execution of this instrument and this company shall exist perpetually. Its existence shall commence on the date these Articles are executed and acknowledged, except that if they are not filed by the Department of State of the State of Florida within five (5) days, exclusive of legal holidays, after they are executed and acknowledged, corporate existence shall commence upon filing by the Department of State.

ARTICLE V

MEMBERS AND MANAGEMENT

The Limited Liability Company is to be managed by officers. The names and addresses of the officers who are to serve as officers until the first annual meeting of members or until their successors are elected and qualify are as follows:

*Raymond A. Breault
2001 Art Museum Drive
Jacksonville, FL 32207*

*President, Treasurer and
Secretary*

ARTICLE VI

ADMISSION OF ADDITIONAL MEMBERS

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be the unanimous consent of all the Members.

ARTICLE VII

MEMBERS RIGHTS TO CONTINUE BUSINESS

The right, if given, of the remaining members of the limited liability company to continue the business on the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company shall be if all the Members unanimously consent, the business shall continue.

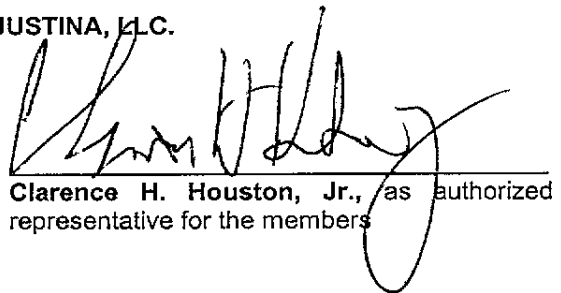
ARTICLE VIII

AUTHORIZED REPRESENTATIVE

The members have designated Clarence H. Houston, Jr. as their authorized representative to execute and file these Articles of Organization.

3273 JUSTINA, LLC.

By:


Clarence H. Houston, Jr., as authorized
representative for the members