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DIVISION OF CORPORATIONS

LIMITED LIABILITY COMPANY

MALLARD/TJC LIVE OAK, LLC

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**ARTICLES OF ORGANIZATION
OF
MALLARD/TJC LIVE OAK, LLC**

I, the undersigned, being of legal age and a natural person, do hereby subscribe to, acknowledge and file the following Articles of Organization for the purpose of creating a limited liability company under the laws of the State of Florida.

ARTICLE I

The name of this limited liability company shall be: MALLARD/TJC LIVE OAK
LLC.

ARTICLE II

The mailing address and street address of the principal office of the limited liability company shall be 1601 Forum Place, Suite 603, West Palm Beach, Florida 33401, Attn: Richard A. Jerman, with the privilege of having its offices and branch offices at other places within or without the State of Florida.

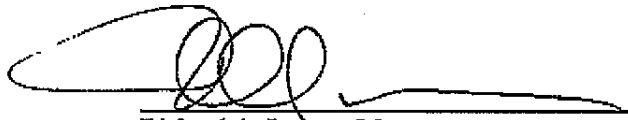
ARTICLE III

The initial registered office of this limited liability company is 1601 Forum Place, Suite 603, West Palm Beach, Florida 33401. The initial registered agent at that address is Richard A. Jerman.

ARTICLE IV

The limited liability company will be a manager-managed company.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 26th day of July, 2002,


Richard A. Jerman, Manager

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**CERTIFICATE 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.


FIRST -- The name of the limited liability company is MALLARD/TJC LIVE OAK, LLC.

SECOND -- The name and address of the registered agent and office is:

Richard A. Jerman
1601 Forum Place, Suite 603
West Palm Beach, Florida 33401

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.

Dated this 26th day of July, 2002.


Richard A. Jerman, Registered Agent

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