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CORPORATION DIVISION
TALLAHASSEE, FLORIDA

LIMITED LIABILITY COMPANY

Monticello Tax Properties, LLC

Certificate of Status	0
Certified Copy	1
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**ARTICLES OF ORGANIZATION
OF
MONTICELLO TAX PROPERTIES, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes, Chapter 608, hereby makes, acknowledges and files the following Articles of Organization:

ARTICLE I

NAME

The name of the limited liability company shall be Monticello Tax Properties, LLC (the "Company"). The mailing and street address of the principal office of the Company in Florida shall be 1604 Stockton Street, Jacksonville, Florida 32204.

ARTICLE II

DURATION

The Company's existence shall commence on the date these Articles of Organization are filed with the Florida Department of State and shall continue perpetually or until dissolved in accordance with these Articles of Organization.

ARTICLE III

PURPOSES AND POWERS

The general purpose for which this Company is organized is to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

ARTICLE IV

REGISTERED OFFICE AND AGENT

The name and street address of the registered agent in the State of Florida are William R. Roberts; 1604 Stockton Street, Jacksonville, Florida 32204.

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ARTICLE V

ADDITIONAL CAPITAL CONTRIBUTIONS

Each member shall make additional capital contributions to the Company only upon the unanimous consent of all the members.

ARTICLE VI

ADMISSION AND WITHDRAWAL OF MEMBERS

No additional members shall be admitted to the Company except upon the unanimous written consent of the members of the Company.

ARTICLE VII

TERMINATION OF EXISTENCE

The Company shall not be dissolved upon the occurrence of any event that terminates the continued membership of a member in the Company, provided there is at least one remaining member. The Company shall be terminated, and dissolved upon the consent of all of the members.

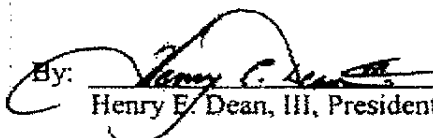
ARTICLE VIII

MANAGER

The Company shall be managed by one or more managers and is a manager-managed limited liability company. The managers shall be elected in the manner set forth in the Operating Agreement of the Company. The managers shall hold the offices and have the responsibilities accorded to them by the members as set forth in the Operating Agreement of the Company.

IN WITNESS WHEREOF, the undersigned officer of a member has executed these Articles of Organization in Jacksonville, Florida for the foregoing purposes this 7 day of November, 2003.

THE MONTICELLO COMPANIES, INC.,
a Florida corporation

By: 
Henry E. Dean, III, President

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CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Florida Statutes, Monticello Tax Properties, LLC, a Florida limited liability company (the "Company"), submits the following statement designating the registered office/registered agent of the Company in the State of Florida:

1. The name of the limited liability company is Monticello Tax Properties, LLC.
2. The name and address of the registered agent and office are William R. Roberts; 1604 Stockton Street, Jacksonville, Florida 32204.

ACKNOWLEDGMENT:

Having been named as registered agent to accept service of process for the Company at the place designated in this Certificate, I accept the appointment as registered agent and agree to act in this capacity. I am familiar with and accept the obligations of my position as registered agent as provided for in the Florida Limited Liability Company Act. I agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties.

DATED: This 7th day of November, 2003.

William R. Roberts
William R. Roberts

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