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Division of Corporations

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Fax Number : (850) 205-0383

From:

Account Name : PATTERSON, BOND & LATSHAW, P.A.
Account Number : I20000000140
Phone : (904) 247-1770
Fax Number : (904) 394-5396

LIMITED LIABILITY COMPANY

LENOIR AVENUE, LLC

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**ARTICLES OF ORGANIZATION
OF
LENOIR AVENUE, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, hereby make, acknowledge, and file the following Articles of Organization.

**ARTICLE I
NAME AND ADDRESS**

The name of the limited liability company shall be LENOIR AVENUE, LLC ("Company"). The principal place of business of the Company in Florida shall be 5150 Palm Valley Road, Suite 200, Ponte Vedra Beach, Florida 32082. The mailing address of the Company shall be 5150 Palm Valley Road, Suite 200, Ponte Vedra Beach, Florida 32082.

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**ARTICLE II
DURATION**

The Company shall commence its existence on the date these Articles of Organization are filed with the Florida Department of State. The Company's existence shall be perpetual, unless the Company is earlier dissolved as provided in these Articles of Organization.

**ARTICLE III
PURPOSES AND POWERS**

The general purpose for which the Company is organized is to acquire, own, develop and manage commercial real estate and 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 of the Company in the State of Florida is Patterson, Bond & Latshaw, P.A., 3010 South Third Street, Jacksonville Beach, Florida 32250.

**ARTICLE V
MANAGEMENT (MANAGEMENT BY ITS MEMBERS)**

The Company shall be managed by its Members, in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not

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inconsistent with law or these Articles of Organization. The name and address of the Managing Members of the Company is:

NAME

ADDRESS

Jerry Zyski

5150 Palm Valley Road, Suite 200
Ponte Vedra Beach, Florida 32082

Cherie Lowery Baker

3545-1 St. Johns Bluff Road South
PNB101
Jacksonville, FL 32224

IN WITNESS WHEREOF, the undersigned organizer and member has made and subscribed these Articles of Organization at Florida, for the foregoing uses and purposes this ___ day of April, 2004.

Jerry Zyski

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22nd day of April, 2004, by Jerry Zyski. He is personally known to me.

Printed Name

NANCY H. SLAGLE

[NOTARIAL SEAL]



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ACCEPTANCE OF REGISTERED AGENT

Thee undersigned, being the person named in the Articles of Organization of Lenoir Avenue, LLC, as the registered agent of this limited liability company, hereby consents to its appointment as registered agent of the Company.

PATTERSON, BOND & LATSHAW, P.A.

By: 

C. Guy Bond

Its: Vice President

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