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Division of Corporations

ROGERS TOWERS

NO 922 P. 1
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Division of Corporations
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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

San Sebastian Retail, LLC

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**ARTICLES OF ORGANIZATION
OF
SAN SEBASTIAN RETAIL, LLC**

These Articles of Organization are submitted for the purpose of forming a limited liability company pursuant to the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, as the same may from time to time be amended (the "Act").

**ARTICLE I
NAME**

The name of the limited liability company (the "Company") is: San Sebastian Retail, LLC.

**ARTICLE II
ADDRESSES**

The initial mailing address and street address of the Company is 45 West Bay Street, Suite 203, Jacksonville, Florida 32202.

**ARTICLE III
REGISTERED AGENT**

The name and street address of the initial registered agent of the Company are Charles R. Curley, Jr., Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207.

**ARTICLE IV
MANAGEMENT**

The Company is to be managed by one or more managers and is, therefore, a manager-managed company.

**ARTICLE V
LIMITED LIABILITY**

Except as otherwise expressly provided by the Act, no member, manager, officer, agent or employee of the Company shall be personally liable for the debts, obligations or liabilities of the Company, whether arising in contract, tort or otherwise, or for the acts or omissions of any other member, manager, officer, agent or employee of the Company.

IN WITNESS WHEREOF, the undersigned, being an authorized representative of a Member of the Company, has executed these Articles of Organization this 25th day of August, 2004. In accordance with Section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

By: _____

Charles R. Curley, Jr.,
Authorized Representative

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STATE
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ROGERS TOWERS

NO. 9220 P. 3

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**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 608.415 or 608.507, Florida Statutes, the undersigned limited liability company submits the following statement to designate a registered office and registered agent in the State of Florida.

1. The name of the limited liability company is:

SAN SEBASTIAN REALTY, LLC

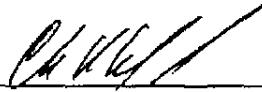
2. The name and the Florida street address of the registered agent are:

**CHARLES R. CURLEY, JR.
1301 RIVERPLACE BOULEVARD, SUITE 1500
JACKSONVILLE, FLORIDA 32207**

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: August 25, 2004

Signature of Registered Agent



Charles R. Curley, Jr.