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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

SBA-URBAN NICKLAUS HOLDINGS, LLC

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**ARTICLES OF ORGANIZATION
OF**

2005 JAN 28 A 11:42

SBA-URBAN NICKLAUS HOLDINGS, LLC

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

ARTICLE I - NAME

The name of the limited liability company shall be SBA-URBAN NICKLAUS HOLDINGS, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 11780 U.S. Highway #1, Suite 500, North Palm Beach, Florida 33408.


ARTICLE III - REGISTERED AGENT

The name of the registered agent of the Company in the State of Florida is James H. Schnare II, an individual, and his address is 11780 U.S. Highway #1, Suite 300, North Palm Beach, Florida 33408.

ARTICLE IV - MANAGEMENT BY MANAGERS

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

IN WITNESS WHEREOF, the undersigned authorized representative of a Member of the Company has made, subscribed and affirmed these Articles of Organization under the penalties of perjury at North Palm Beach, Florida, this 28th day of January, 2005.


James H. Schnare II

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**CERTIFICATE OF DESIGNATION OF REGISTERED AGENT
AND REGISTERED OFFICE**SECRETARY OF STATE
TAMPA, FLORIDA

Pursuant to the provisions of Section 608.415 of the Florida Statutes, the undersigned submits the following statement to accept the designation of registered office and agent in the State of Florida set forth in Article III of the foregoing Articles of Organization.

1. The name of the limited liability company is SBA-URBAN NICKLAUS HOLDINGS, LLC.

2. The name of the registered agent in the State of Florida is James H. Schnare II, an individual.

3. The address of the registered agent in the State of Florida is 11780 U.S. Highway #1, Suite 300, North Palm Beach, Florida 33408.

THE UNDERSIGNED HEREBY accepts his appointment as Registered Agent of the aforesaid Limited Liability Company. I am familiar with, and accept the obligations of, Section 608.415 of the Florida Statutes.


James H. Schnare II

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