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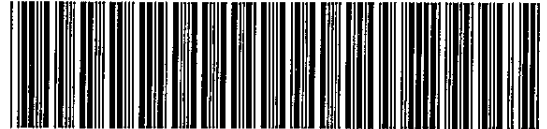
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CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 457497 7179256

AUTHORIZATION :

Patricia Tzif

COST LIMIT : \$ 155.00

ORDER DATE : June 29, 2005

ORDER TIME : 3:50 PM

ORDER NO. : 457497-005

CUSTOMER NO: 7179256

CUSTOMER: Virginia Manning, Legal Asst
Lightsey & Associates, P.a.

2105 Park Avenue North

Winter Park, FL 32789

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DOMESTIC FILING

NAME: UNIVERSITY HOSPITALITY, LLC

EFFECTIVE DATE:

____ ARTICLES OF INCORPORATION
____ CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
____ PLAIN STAMPED COPY
____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sara Lea - EXT. 2914

EXAMINER'S INITIALS: _____

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Job : 16
 Date: 6/29/2005
 Time: 3:47:33 PM

**ARTICLES OF ORGANIZATION
OF
UNIVERSITY HOSPITALITY, LLC**

FILED
05 JUN 29 AM 7:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned authorized representative hereby executes these Articles of Organization ("Articles") for the purpose of forming a limited liability company in accordance with the laws of the State of Florida.

ARTICLE I

Name

The name of this limited liability company (the "Company") shall be:

University Hospitality, LLC

ARTICLE II

Principal Office and Mailing Address

The address of the principal office and the mailing address of the Company shall be:

930 N. Atlantic Avenue
Daytona Beach, Florida 32118

ARTICLE III

Registered Office and Registered Agent

The initial registered office of the Company shall be located at 2105 Park Avenue North, Winter Park, FL 32789, and the initial registered agent of the Company at such office shall be Alton L. Lightsey. The Company shall have the right to change such registered office and such registered agent from time to time, as provided by law.

ARTICLE IV

Operating Agreement

The power to adopt the Operating Agreement of the Company, to alter, amend or repeal the Operating Agreement of the Company, or to adopt a new Operating Agreement, shall be vested in the

members of the Company. The Operating Agreement of the Company shall be for the government of the Company and may contain any provisions or requirements for the management or conduct of the affairs and business of the Company, provided the same are not inconsistent with the provisions of these Articles or contrary to the laws of the State of Florida or of the United States.

ARTICLE V

Management of Business

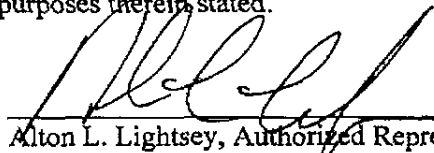
The business of the Company shall be managed by Managers elected by the Members holding a majority of the Membership Interests in the Company. The Managers may be, but are not required to be, Members of the Company. The Managers shall have the power and authority to act on behalf of the Company as provided in Chapter 608, Fla. Stat., as the same may be amended from time to time, and as further provided in the Operating Agreement of the Company.

ARTICLE VI

Amendment of Articles of Organization

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the unanimous written approval of all of the Members.

IN WITNESS WHEREOF, the undersigned, pursuant to Section 608.407, Florida Statutes, has executed these Articles for the uses and purposes therein stated.



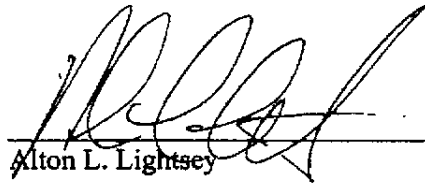
Alton L. Lightsey, Authorized Representative

UNIVERSITY HOSPITALITY, LLC

ACCEPTANCE OF SERVICE AS REGISTERED AGENT

The undersigned, having been named as registered agent to accept service of process for the above-named limited liability company, at the registered office designated in the Articles of Organization, hereby agrees and consents to act in that capacity. The undersigned is familiar with and accepts the duties and obligations of the position of registered agent under the laws of the State of Florida.

DATED this 29th day of June, 2005.



Alton L. Lightsey