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LIMITED LIABILITY COMPANY

Keppel Ranch, LLC

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**ARTICLES OF ORGANIZATION
OF
KEPPEL RANCH, LLC**

I hereby file these Articles of Organization as an authorized representative of a member of the limited liability company to be formed pursuant to these Articles of Organization and the laws of the State of Florida.

**ARTICLE I
NAME**

The name of the limited liability company to be formed hereunder is "Keppel Ranch, LLC".

**ARTICLE II
MAILING ADDRESS AND STREET ADDRESS**

The mailing address and the street address of the principal office of the limited liability company is 501 East Kennedy Boulevard, Suite 1700, Tampa, Florida 33602.

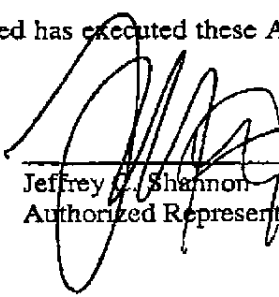
**ARTICLE III
REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the limited liability company's initial registered office in Florida is 501 East Kennedy Boulevard, Suite 1700, Tampa, Florida 33602, and the name of its initial registered agent is Jeffrey C. Shannon.

**ARTICLE IV
MANAGEMENT**

The limited liability company is a member-managed company.

IN WITNESS THEREOF, the undersigned has executed these Articles of Organization this 20th day of July, 2005.



Jeffrey C. Shannon
Authorized Representative

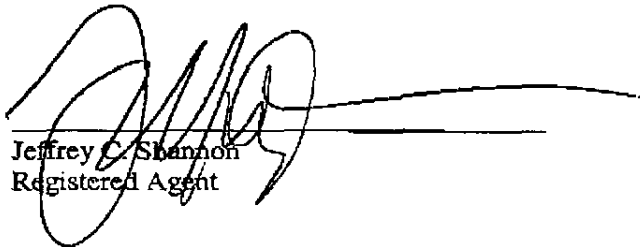
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ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of Keppel Ranch, LLC, the undersigned accepts such appointment, agrees to act in such capacity and accepts the obligations proposed by Florida Statutes Section 608.415 and is herewith simultaneously designated as registered agent.

Executed this 20th day of July, 2005.


Jeffrey C. Shannon
Registered Agent

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