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FLORIDA/FOREIGN LIMITED LIABILITY CO.

DC770JV, LLC

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**ARTICLES OF ORGANIZATION OF DC770JV, LLC
A FLORIDA LIMITED LIABILITY COMPANY**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, being authorized to execute and file these Articles, hereby certifies that

ARTICLE I — Name:

The name of the Limited Liability Company is: DC770JV, LLC

ARTICLE II — Address:

The mailing address and street address of the principal office of the Limited Liability Company is: 18167 US Highway 19 North, Suite 500, Clearwater, Florida, 33764

ARTICLE III — Duration:

The period of duration for the Limited Liability Company shall be until December 31, 2050, unless terminated before that.

ARTICLE IV — Management:

XX The Limited Liability Company is to be managed by a manager or managers and the name(s) and address(es) of such manager(s) who is/are to serve as manager(s) is/are:

David Schwarz
18167 US Highway 19 North, Suite 500
Clearwater, Florida 33764

F. Dave Clark
18167 US Highway 19 North, Suite 500
Clearwater, Florida 33764

☐ The Limited Liability Company is to be managed by the members and the name and address of the managing member is.

ARTICLE V — Admission of Additional Members:

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be determined by the Managing Member.

ARTICLE VI — Members' Rights to Continue Business

The remaining members of the limited liability company shall have the right to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company.

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ARTICLE VII — Registered Agent

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The address of the registered office of the Limited Liability Company in Florida is c/o Stump, Callahan, Dietrich & Spears, P.A., 37 North Orange Avenue, Suite 200, Orlando, Florida, 32801. The Limited Liability Company's registered agent at that address is W. Scott Callahan, Esquire.

IN WITNESS WHEREOF, we have signed these Articles of Organization and acknowledged them to be our act this 21st day of March, 2006.

By: 

W. Scott Callahan, as Authorized Agent

(In accordance with Section 608.408(3), Florida Statutes, the execution of this Affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

By: 

W. Scott Callahan, as Authorized Agent

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for DC770JV, LLC, at the place designated in the Articles of Organization, the undersigned is familiar with and accepts the obligations of that position pursuant to Florida Statutes 608. The address of the Registered Agent is Stump, Callahan, Dietrich & Spears, P.A., 37 North Orange Avenue, Suite 200, Orlando, Florida 32801.


W. Scott Callahan

Date: March 21, 2006

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