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FLORIDA/FOREIGN LIMITED LIABILITY CO.

DC718 JV LLC

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**ARTICLES OF ORGANIZATION OF DC718 JV LLC
A FLORIDA LIMITED LIABILITY COMPANY**

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

ARTICLE I – Name:

The name of the Limited Liability Company is: DC718 JV 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:

The Limited Liability Company is to be managed by a manager or managers.

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.

DC718 JV LLC

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ARTICLE VII - Registered Agent:

The address of the registered office of the Limited Liability Company in Florida is 12800 University Drive, Suite 260, Fort Myers, Florida 33907. The Limited Liability Company's registered agent at that address is Holly A Bower, Esquire.

IN WITNESS WHEREOF, we have signed these Articles of Organization and acknowledged them to be our act this 19th day of December 2006.

By: Holly Bower
Holly A Bower, as Authorized Agent

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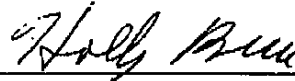
(In accordance with Section 608.408(3), Florida Statutes, the execution of this Affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

By: Holly Bower
Holly A Bower, as Authorized Agent

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ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for DC718 JV LLC, at the place designated in the Articles of Organization, the undersigned is familiar with and accepts the obligations of that position pursuant to Section 608, *Florida Statutes*. The address of the registered agent is 12800 University Drive, Suite 260, Fort Myers, Florida 33907.



Holly A Bower

Date: 19 December 2006

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DC718 JV LLC
Membership Listing

The Initial Manager(s) of the Company is/are:

DC718, LLC

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