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From:
Account Name : WHITE & CASE
Account Number : 075410002143
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Fax Number : (305) 358-5744

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

LIVE OAK REAL ESTATE HOLDINGS, LLC

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**ARTICLES OF ORGANIZATION
OF
LIVE OAK REAL ESTATE HOLDINGS, LLC**

Pursuant to section 608.407, Florida Statutes, the undersigned hereby files these Articles of Organization as follows:

ARTICLE I - NAME

The name of the Limited Liability Company is LIVE OAK REAL ESTATE HOLDINGS, LLC.

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company is c/o White & Case LLP, 200 S. Biscayne Boulevard, Suite 4900, Miami, FL 33131.

ARTICLE III - DURATION

The period of duration for the Limited Liability Company is perpetual.

IN WITNESS WHEREOF, the undersigned authorized representative has hereunto set his hand and seal this 14th day of January 2008.




K. Lawrence Gragg
Authorized Representative

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**CERTIFICATE DESIGNATING REGISTERED AGENT
AND REGISTERED OFFICE**

Pursuant to the provisions of Section 608.415, Florida Statutes, the undersigned submits the following statement in designating the registered office/registered agent:

LIVE OAK REAL ESTATE HOLDINGS, LLC, desiring to organize as a limited liability company under the laws of the State of Florida, has designated White & Case LLP, 200 S. Biscayne Boulevard, Suite 4900, Miami, Florida 33131, as its initial Registered Office and has named K. Lawrence Gragg, located at said address as its initial Registered Agent.

By: 
K. Lawrence Gragg
Authorized Representative

Having been named Registered Agent for the above stated limited liability company, at the designated Registered Office, the undersigned hereby accepts said appointment and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of the undersigned's duties, and the undersigned is familiar with and accepts the obligations of the undersigned's position as registered agent.

By: 
K. Lawrence Gragg
Registered Agent

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