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(Business Entity Name)

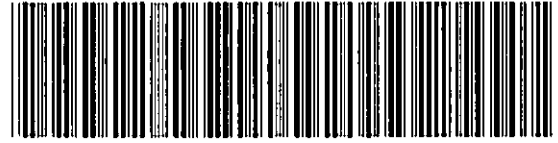
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- CERTIFIED COPY _____
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1. Tiger Bay Mitigation Bank LLC
(CORPORATE NAME AND DOCUMENT #)
2. _____
(CORPORATE NAME AND DOCUMENT #)
3. _____
(CORPORATE NAME AND DOCUMENT #)
4. _____
(CORPORATE NAME AND DOCUMENT #)
5. _____
(CORPORATE NAME AND DOCUMENT #)
6. _____
(CORPORATE NAME AND DOCUMENT #)

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SPECIAL INSTRUCTIONS: _____

**ARTICLES OF ORGANIZATION
OF
TIGER BAY MITIGATION LLC**

The undersigned, pursuant to the provisions of Chapter 605.0201 of the Florida Statutes, does hereby set forth the following for the purpose of forming a Limited Liability Company under the laws of the State of Florida:

ARTICLE I

NAME OF COMPANY

The name of the Limited Liability Company (the "Company") is **TIGER BAY MITIGATION LLC**.

ARTICLE II

PRINCIPAL OFFICE AND MAILING ADDRESS

The mailing address and street address of the principal office of the Company are:

Principal Office Address:

1140 North Williamson Boulevard, Suite 140
Daytona Beach, Florida 32114

Mailing Address:

Post Office Box 10809
Daytona Beach, Florida 32120-0809

ARTICLE III

**REGISTERED AGENT, REGISTERED OFFICE AND
REGISTERED AGENT'S SIGNATURE**


The name and the Florida street address of the initial registered agent are:

Daniel E. Smith
1140 North Williamson Boulevard, Suite 140
Daytona Beach, Florida 32114

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Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this Article III, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent as provided for in Chapter 605, F.S.

Registered Agent:



Daniel E. Smith

ARTICLE IV

MANAGEMENT

The name and address of the entity authorized to manage and control the Company is:

Title:	Name and Address:
Manager	Consolidated-Tomoka Land Co. 1140 North Williamson Boulevard, Suite 140 Daytona Beach, Florida 32114

ARTICLE V

EFFECTIVE DATE

The effective date of these Articles of Organization shall be the date of filing.

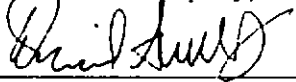
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These Articles of Organization are executed in accordance with section 605.0203(1)(b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third-degree felony as provided for in section 817.155, Florida Statutes.

CONSOLIDATED-TOMOKA LAND CO.,

a Florida corporation

(Member of the Company)

By: 

Daniel E. Smith

Senior Vice President, General Counsel and
Corporate Secretary

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