

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L06000103251
FILED 8:00 AM
October 24, 2006
Sec. Of State
Isellers

Article I

The name of the Limited Liability Company is:

THE RETAIL CENTER AT STUART HOLDINGS, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

7600 RED ROAD
SUITE #300
MIAMI, FL. US 33143

The mailing address of the Limited Liability Company is:

7600 RED ROAD
SUITE #300
SOUTH MIAMI, FL. US 33143

Article III

The purpose for which this Limited Liability Company is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:

ALEJANDRO NUNEZ
7600 RED ROAD
SUITE #300
SOUTH MIAMI, FL. 33143

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 certificate, 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 obligations of my position as registered agent.

Registered Agent Signature: ALEJANDRO NUNEZ

Article V

The name and address of managing members/managers are:

Title: MGRM
FJA AT RETAIL CENTER AT STUART, LLC
7600 RED ROAD, SUITE# 300
SOUTH MIAMI, FL. 33143 US

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Article VI

The effective date for this Limited Liability Company shall be:

10/24/2006

Signature of member or an authorized representative of a member

Signature: FRANK J. AMEDIA