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FLORIDA LIMITED LIABILITY CO.
1000 Eldorado-Phillips, LLC

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TALLAHASSEE, FLORIDA

D. BRUCE

JUL 16 2010

EXAMINER

**ARTICLES OF ORGANIZATION
OF
1000 ELDORADO-PHILLIPS, LLC**

The undersigned, acting as the organizer of a limited liability company to be formed under the Florida Limited Liability Company Act, as amended (the "Act"), hereby forms a Florida limited liability company (this "Company") pursuant to the Act and hereby sets forth the following Articles of Organization (these "Articles"):

ARTICLE I

Name

The name of this Company shall be: 1000 ELDORADO-PHILLIPS, LLC.

ARTICLE II

Place of Business

The principal place of business of this Company shall be 911 Chesnut Street, Clearwater, Florida 33756, and such other place or places as may be designated by the manager from time to time. The mailing address of this Company shall be 500 W. Madison, Suite 3150, Chicago, Illinois 60661.

ARTICLE III

Registered Agent and Office

The initial registered agent for this Company shall be STEVEN A. WILLIAMSON, and the address of the registered agent for service of process shall be 911 Chesnut Street, Clearwater, Florida 33756.

ARTICLE IV

Management of Business

The Company shall be manager-managed. The initial manager of the Company is as follows:

North Star Realty Services, LLC
500 W. Madison, Suite 3150
Chicago, Illinois 60661

The undersigned has executed these Articles of Organization this 14 day of July, 2010.


Steven A. Williamson
Authorized Representative


Prepared By:

William B. Spottswood, Jr., Esquire
Johnson, Pope, Bokor, Ruppel & Burns, LLP
911 Chesnut Street
Clearwater, Florida 33756
(727) 461-1818
Bar No. 073171

CERTIFICATE OF DESIGNATION
AND ACCEPTANCE OF REGISTERED AGENT

The undersigned, having been named Registered Agent and designated to accept service of process for the above-stated Company, at 911 Chestnut Street, Clearwater, Florida 33756, hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of the duties hereunder.

Dated this 14 day of July, 2010


Steven A. Williamson

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