

Sent by: STEARNS WEAVER

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Division of Corporations

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TO:

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Fax Number : (850) 205-0383

FROM:

Account Name : STEARNS WEAVER MILLER, ET AL.
Account Number : 076077002504
Phone : (305) 789-3208
Fax Number : (305) 789-3395

LIMITED LIABILITY COMPANY

W/B University Shopping Center GP, LLC

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**ARTICLES OF ORGANIZATION
OF
W/B UNIVERSITY SHOPPING CENTER GP, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes Chapter 608, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE 1

NAME

The name of the limited liability company is W/B University Shopping Center GP, LLC
(the "Company").

ARTICLE 2

ADDRESS

The mailing address and street address of the principal office of the Company is 2665
South Bayshore Drive, Suite 1002, Miami, Florida 33133.

ARTICLE 3

DURATION

The period of duration for the Company shall be perpetual.

Filed by: J. Gastenfeld, Corp. Legal Asst.
Stearns Weaver Miller Weissler, et al
150 West Flagler Street, Suite 2200
Miami, Florida 33130
T: 305-789-3545/F: 305-789-3395

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ARTICLE 4

REGISTERED AGENT

The name and street address of the registered agent of the Company in the State of
Florida are:

Name

✓
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.

Address

c/o Richard E. Schatz
150 West Flagler Street, Suite 2200
Miami, Florida 33130

ARTICLE 5

MANAGEMENT

The Company is to be managed by its members.

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IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization this 14 day of March, 2004.



Richard E. Schatz
Authorized Representative of Members

**ACCEPTANCE OF
REGISTERED AGENT**

Having been named as registered agent and to accept service of process for W/B University Shopping Center GP, LLC at the place designated in these articles, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. hereby accepts the appointment as registered agent and agrees to act in this capacity. It further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties and is familiar with and accepts the obligations of its position as registered agent.

Stearns Weaver Miller Weissler Alhadeff
& Sitterson, P.A.



By: Richard E. Schatz, for the Firm

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