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CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 789628 4304009

AUTHORIZATION :

COST LIMIT : \$ 160.00

Patricia Pizoto

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ORDER DATE : July 2, 2004

ORDER TIME : 11:23 AM

ORDER NO. : 789628-005

CUSTOMER NO: 4304009

CUSTOMER: Ms. Olga Duque
Shutts & Bowen Llp

1500 Miami Center
201 S. Biscayne Boulevard
Miami, FL 33131

DOMESTIC FILING

NAME: PRINCE GEORGE'S STATION
RETAIL, LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susie Knight - EXT. 2956

EXAMINER'S INITIALS: _____

**ARTICLES OF ORGANIZATION
OF
PRINCE GEORGE'S STATION RETAIL, LLC**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purposes of forming a limited liability company under the Florida Limited Liability Company Act, pursuant to Chapter 608 of the Florida Statutes, hereby makes, acknowledges and files the following Articles of Organization (the "Articles").

ARTICLE I - NAME

The name of the Limited Liability Company shall be Prince George's Station Retail, LLC (the "Company").

ARTICLE II - ADDRESS OF PRINCIPAL OFFICE

The mailing address and street address of the principal office of the Company is 12000 Biscayne Boulevard, Suite 803, Miami, FL 33181.

ARTICLE III - PURPOSES

The Company is organized for the purpose of transacting all lawful activities and businesses.

ARTICLE IV - REGISTERED OFFICE AND AGENT

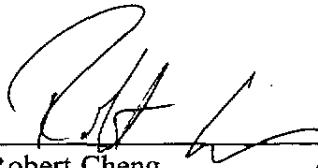
The name and street address of the registered agent of the Company in the State of Florida is Robert Cheng, 201 S. Biscayne Boulevard, Suite 1500, Miami, Florida 33131.

ARTICLE V - MANAGEMENT

The Company is to be managed by one or more members. The name and address of the initial managing member is as follows:

<u>Title</u>	<u>Name and Address</u>
MGRM	Harvey S. Taylor 12000 Biscayne Blvd., Suite 803, Miami, Florida 33181

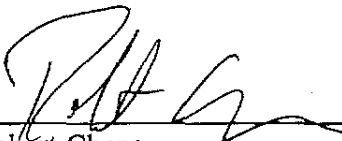
IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on this 1st day of July, 2004.



Robert Cheng
Authorized Representative

ACCEPTANCE OF REGISTERED AGENT

The undersigned, having been named in the Articles of Organization of Prince George's Station Retail, LLC, as the Registered Agent of this limited liability company, hereby consents to accept service of process for the above stated company at the place designated in these Articles of Organization, and hereby accepts the appointment as Registered Agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all applicable Florida laws relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of the position as Registered Agent as provided in Chapter 608 of the Florida Statutes.



Robert Cheng

Dated: July 1, 2004