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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY
COMMERCIAL PARTNERS, LLC

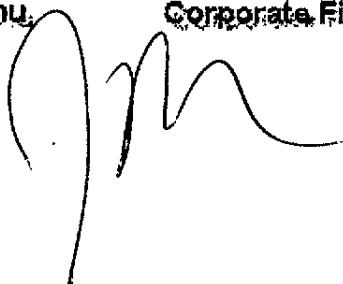
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**ARTICLES OF ORGANIZATION
OF
COMMERCIAL PARTNERS, LLC**

The undersigned, being a duly authorized representative of the member(s), desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, does hereby adopt the following Articles of Organization:

ARTICLE I

NAME

The name of the limited liability company is COMMERCIAL PARTNERS, LLC (the "Company").

ARTICLE II

ADDRESS

The principal and mailing address of the Company is:

701 Brickell Avenue
Suite 1300
Miami, Florida 33131

ARTICLE III

REGISTERED AGENT AND OFFICE

The Company designates 701 Brickell Ave., Suite 1300, Miami, Florida 33131 as the street address of the initial registered office of the Company and names United Trust Fund, Inc. as the Company's initial registered agent at that address to accept service of process within this state.

ARTICLE IV

DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated in accordance with the Company's Operating Agreement.

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ARTICLE V

PURPOSE

The purpose for which the Company is being formed is to own, hold, sell, lease, transfer, exchange, operate and manage the real estate property located at 2495 East Commercial Boulevard, Ft. Lauderdale, Florida and to engage in any activity or business permitted under the laws of the United States and the State of Florida, as are incidental, necessary or appropriate to the foregoing.

ARTICLE VI

ADDITIONAL MEMBERS

Additional Members may be admitted in the manner set forth in the Operating Agreement of the Company.

ARTICLE VII

OPERATING AGREEMENT

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Members of the Company in the manner set forth in the Operating Agreement of the Company.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this 11th day of August, 2005.



Robert H. Smith,
Duly Authorized Representative of the
Member

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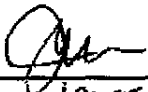
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ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for COMMERCIAL PARTNERS, LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 608, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 11th day of August, 2005.

UNITED TRUST FUND, INC.

By: 
Name: James Nolan
Title: Ex Vice President

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