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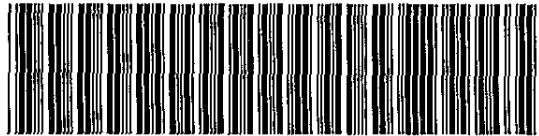
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05 AUG 31 PM 2:44

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TALLAHASSEE, FLORIDA

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CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 572546 83838A

AUTHORIZATION :

COST LIMIT : \$ PPD

ORDER DATE : August 31, 2005

ORDER TIME : 12:40 PM

ORDER NO. : 572546-005

CUSTOMER NO: 83838A

CUSTOMER: Mrs. Rosemary Jacolucci
Shapiro, Blasi & Wasserman,
P.a.
Suite 110
7777 Glades Road
Boca Raton, FL 33434

DOMESTIC FILING

NAME: CHAMPION SC, LLC

EFFECTIVE DATE:

 ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Kathy Drake - EXT. 2959

EXAMINER'S INITIALS: _____

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TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION FOR
FLORIDA LIMITED LIABILITY COMPANY**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - Name

The name of the Limited Liability Company is: **CHAMPION SC, LLC**

ARTICLE II - Address

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

CHAMPION SC, LLC
2530 N. Powerline Rd., #401
Pompano Beach, Florida 33069

ARTICLE III - Duration

The period of duration for the Limited Liability Company shall be: perpetual.

ARTICLE IV - Management

The Limited Liability Company is to be managed by the members and the names and addresses of the members are:

Tin On Property, Inc.
2530 N. Powerline Rd., #401
Pompano Beach, Florida 33069

ARTICLE V - Additional Members

Additional members to the Limited Liability Company may be admitted, but only if all the current members agree to the admission of the additional members and to the terms of admission.

ARTICLE VI - Termination of Membership

If a member of the Limited Liability Company dies, retires, resigns, is expelled, is dissolved, experiences bankruptcy, or upon the occurrence of any other event which terminates the continued membership of a member in the Company, the remaining members may, by unanimous written agreement, continue the business of the Company.

ARTICLE VII - Purpose of the Company

The sole purpose of the Company is to acquire, own, hold, maintain, and operate a shopping center located at 3960 East Bay Drive, Largo, FL 33771 (the "Property"), together with such other activities as may be necessary or advisable in connection with the ownership of the Property. The Company shall not engage in any business, and it shall have no purpose, unrelated to the Property and shall not acquire any real property or own assets other than those related to the Property and/or otherwise in furtherance of the limited purposes of the Company.

ARTICLE VIII - Operation

The members shall have the power to adopt, alter, amend or repeal operating regulations of the Company containing provisions for the regulation and management of the affairs of the Company.

ARTICLE IX - Date of Existence

The existence of the Company shall commence on the date of filing the Articles of Organization by the Florida Department of State.

N WITNESS WHEREOF, the undersigned member has executed these Articles of Organization this 31st day of August, 2005.

TIN ON PROPERTY, INC., a

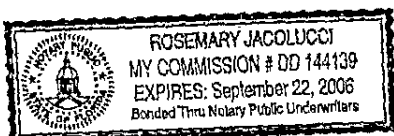
Florida
corporation

By: KEW TANG
Kew Tang, its President

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared KEW TANG, as President of TIN ON PROPERTY, INC., a Florida corporation, known to me to be the person who executed the foregoing Articles of Organization, who is personally known to me or provided as proof of identification, and she swore before me that she executed these Articles of Organization on behalf of the corporation for the aforesaid purposes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 31st day of August, 2005.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is:

CHAMPION SC, LLC

2. The name and address of the registered agent and office is:

Michael B. Shapiro, Esq.
Shapiro, Blasi & Wasserman, P.A.
7777 Glades Road, Suite 110
Boca Raton, Florida 33434

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.



MICHAEL B. SHAPIRO, ESQ.

Date: 8/25/05