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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

S.W. Retail Real Estate Group, Inc.

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- ☐ Art of Inc. File
- ☐ LTD Partnership File
- ☐ Foreign Corp. File
- ☒ L.C. File
- ☐ Fictitious Name File
- ☐ Trade/Service Mark
- ☐ Merger File
- ☐ Art. of Amend. File
- ☐ RA Resignation
- ☐ Dissolution / Withdrawal
- ☐ Annual Report / Reinstatement
- ☐ Cert. Copy
- ☒ Photo Copy
- ☐ Certificate of Good Standing
- ☐ Certificate of Status
- ☐ Certificate of Fictitious Name
- ☐ Corp Record Search
- ☐ Officer Search
- ☐ Fictitious Search
- ☐ Fictitious Owner Search
- ☐ Vehicle Search
- ☐ Driving Record
- ☐ UCC 1 or 3 File
- ☐ UCC 11 Search
- ☐ UCC 11 Retrieval

Signature

Requested by:

Name

Date

Time

2/8/06 11:12

**ARTICLES OF ORGANIZATION
OF
SJW RETAIL REAL ESTATE GROUP, LLC**

ARTICLE I - NAME:

The name of the limited liability company ("LLC") is SJW Retail Real Estate Group, LLC.

**ARTICLE II
PERIOD OF DURATION**

The period of duration of the LLC is perpetual.

**ARTICLE III
ADDRESS**

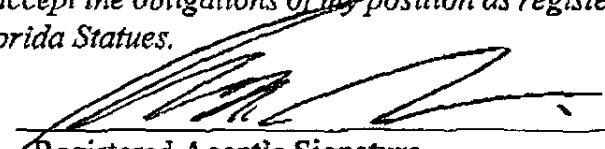
The mailing address and the street of the principal office of the LLC is:
18001 Old Cutler Road.
Suite 600
Miami, Florida 33157.

**ARTICLE IV
REGISTERED AGENT, REGISTERED OFFICE
AND REGISTERED AGENT'S SIGNATURE**

The name and Florida street address of the LLC's initial registered agent are:

- Scott A. Silver
Silver, Garvett & Henkel, P.A.
18001 Old Cutler Road
Suite 600
Miami, Florida 33157

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 as provided for in Chapter 608, Florida Statutes.


Registered Agent's Signature

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ARTICLE V

RIGHT OF THE MEMBERS TO ADMIT ADDITIONAL MEMBERS

The right of the members to admit additional members, and the terms and conditions of the admissions, if given, shall be as provided in the LLC operating agreement.

ARTICLE VI

RIGHT OF REMAINING MEMBERS OF THE LLC TO CONTINUE THE BUSINESS

The right of the remaining members of the LLC to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the LLC shall be as provided in the LLC operating agreement.

ARTICLE VII

MANAGEMENT OF LLC

The LLC is to be managed by one or more managers, and is, therefore, a manager-managed company. Sandra J. Witmer has been appointed as the managing member of the LLC at the date of filing of these Articles.

ARTICLE VIII

EXECUTION OF ARTICLES OF ORGANIZATION

In accordance with Section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

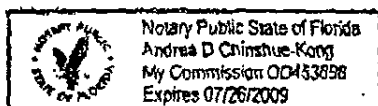
Executed this 7th day of February, 2006.

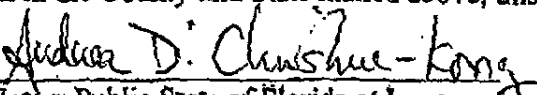
By 
Sandra J. Witmer, Managing Member

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 7th day of February, 2006 by Sandra J. Witmer, Managing Member of SJW Retail Real Estate Group, LLC, to me personally known, and who did/did not take an oath and who executed the foregoing Articles of Organization, and acknowledged before me that she executed same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State named above, this 7th day of February, 2006.




Notary Public State of Florida at Large
(SEAL)