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ACCOUNT NO. : 072100000032 REFERENCE: 872945 AUTHORIZATION: COST LIMIT : ORDER DATE: February 16, 2006 ORDER TIME : 12:44 PM ORDER NO. : 872945-005 CUSTOMER NO: 4312909 DOMESTIC FILING NAME: PSL COMMERCIAL HOLDINGS II LLC EFFECTIVE DATE: ARTICLES OF INCORPORATION CERTIFICATE OF LIMITED PARTNERSHIP ARTICLES OF ORGANIZATION PLEASE RETURN THE FOLLOWING AS PROOF OF FILING: XX CERTIFIED COPY ___ PLAIN STAMPED COPY ____ CERTIFICATE OF GOOD STANDING CONTACT PERSON: Carina L. Dunlap - EXT. 2951 EXAMINER'S INITIALS:

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPA

ARTICLE I - Name:

The name of the Limited Liability Company is: PSL Commercial Holdings II LLC

ARTICLE II - Address:

AND PHONE OF STANSON The street address and the mailing address of the principal office of the Limited Liability Company is:

> 1601 Forum Place, Suite 805 West Palm Beach, Florida 33401

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

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

Corporation Service Company 1201 Hays Street Tallahassee, Florida 32301

Having been named as registered agent and to accept service of process for the abovestated limited liability company at the place designated in this certificate, Corporation Service Company hereby accepts the appointment as registered agent and agrees to act in this capacity. Corporation Service Company further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and Corporation Service Company is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 608, F.S.

CORPORATION SERVICE COMPANY.

Title:

leanine Reynolds as its agent

ARTICLE IV - Manager(s) or Managing Member(s):

The name and address of each Manager or Managing Member are as follows:

Title

Name and Address

Manager

Michael Clarke

1601 Forum Place, Suite 805 West Palm Beach, Florida 33401

Manager

Howard Erbstein

1601 Forum Place, Suite 805 West Palm Beach, Florida 33401 Manager

Robert Julien

1601 Forum Place, Suite 805 Boca Raton, Florida 33401

REQUIRED SIGNATURE:

Michael Clarke, Manager

(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.)