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Account Name : GUNSTER, YOAKLEY, VALDES-FAOLI & STEWART, P.A.-FT. LA
Account Number : I19990000012
Phone : (954) 468-1355
Fax Number : (954) 523-1722**FLORIDA/FOREIGN LIMITED LIABILITY CO.**

Stirling Commerce Center, LLC

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**ARTICLES OF ORGANIZATION
OF
STIRLING COMMERCE CENTER, LLC**

The undersigned, for the purpose of forming a limited liability company under the laws of Florida, hereby adopts the following Articles of Organization:

**Article I
Name**

The name of the limited liability company is Stirling Commerce Center, LLC (the "Company").

**Article II
Duration**

This Company shall exist on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

**Article III
Nature of Business and Mailing Address**

This Company is organized for the purpose of engaging in all lawful activities and to do all other things which may be necessary or desirable in connection with the foregoing. The mailing address and the street address of the Company's initial principal office is 1688 West Avenue, PH-1, Miami Beach, FL 33139.

**Article IV
Initial Registered Office and Agent**

The street address of the initial registered office of this Company is 1688 West Avenue, PH-1, Miami Beach, FL 33139, and the name of the initial Registered agent of this Company at that address is David J. Wigoda.

THIS INSTRUMENT PREPARED BY:

Daniel M. Mackler, Esq.
Gunster, Yeakley & Stewart, P.A.
500 E. Broward Blvd., Suite 1400
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Article V
Membership Certificates

(a) Each Member's interest in the Company may be evidenced by a membership participation certificate.

(b) No Member of this Company may transfer, sell or assign its Membership Interest in the Company to any other person except as provided for in the Company's Operating Agreement.

Article VI
Addition of New Members

New owners who take their interest directly from the Company will be admitted as Members with the consent of all of the Members. New owners who take their interest by assignment, inheritance, or operation of law will be admitted only with the consent of all of the Members.

Article VII
Amendment

This Company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the Members is subject to this reservation.

IN WITNESS WHEREOF, the undersigned members have executed these Articles the 17th day of March, 2006.



DANIEL M. MACKLER/ESQ.
AUTHORIZED REPRESENTATIVE

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ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Having been named to accept service of process for the above stated Limited Liability Company, at the place designated in this Certificate, I hereby agree to act in this capacity, and further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Dated: March 17, 2006



DAVID J. WIGODA, Initial Registered Agent

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