

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L06000039162
FILED 8:00 AM
April 14, 2006
Sec. Of State
jbryan

Article I

The name of the Limited Liability Company is:

THE SHOPPES AT WINTER PARK, LLC

Article II

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

5900 BROKEN SOUND PARKWAY
BOCA RATON, FL. 33487

The mailing address of the Limited Liability Company is:

P.O. BOX 810664
BOCA RATON, FL. 33481

Article III

The purpose for which this Limited Liability Company is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

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

HERMAN MOSKOWITZ
3850 HOLLYWOOD BLVD.
SUITE 204
HOLLYWOOD, FL. 33021

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.

Registered Agent Signature: HERMAN MOSKOWITZ

Article V

The name and address of managing members/managers are:

Title: MGRM
BERNSTEIN REALTY LLC
P.O. BOX 810664
BOCA RATON, FL. 33481

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Article VI

The effective date for this Limited Liability Company shall be:

04/14/2006

Signature of member or an authorized representative of a member

Signature: NEIL SEIDMAN