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FLORIDA/FOREIGN LIMITED LIABILITY CO.

Epstein-Metrowest Tech Park III LLC

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**ARTICLES OF ORGANIZATION
OF
EPSTEIN-METROWEST TECH PARK III LLC
a Florida limited liability company**

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The undersigned, pursuant to the provisions of Chapter 608 of the Florida Statutes, for the purpose of forming a limited liability company under the laws of the State of Florida does set forth the following:

1. **NAME.** The name of the limited liability company is Epstein-Metrowest Tech Park III LLC (the "Company").

2. **MAILING AND STREET ADDRESS OF PRINCIPAL OFFICE.** The mailing and street address of the principal office of the Company is: 222 Lakeview Ave., Suite 800, West Palm Beach, Florida 33401.

3. **REGISTERED AGENT.** The name and address of the initial registered agent in the State of Florida, whose Consent to Appointment as Registered Agent accompanies these Articles of Organization are: Marvin S. Rosen, 222 Lakeview Ave., Suite 800, West Palm Beach, Florida 33401.

The undersigned has executed these Articles of Organization on the 21st day of June, 2006.

EPSTEIN-METROWEST TECH PARK III LLC

By: Marvin S. Rosen
Marvin S. Rosen, Authorized Representative

**CERTIFICATION OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415, 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: Epstein-Metrowest Tech Park III LLC.
2. The name and address of the registered agent and office are:

Marvin S. Rosen
222 Lakeview Ave., Suite 800
West Palm Beach, FL 33401

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 its 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.


Marvin S. Rosen, Registered Agent

June 21, 2006
(Date)

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