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From:
Account Name : STEARNS WEAVER MILLER WEISSLER ALHADEF & SITTERS
Account Number : I20060000135
Phone : (305) 789-3200
Fax Number : (305) 789-3395

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

W/B PEMBROKE RETAIL GP, LLC

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**ARTICLES OF ORGANIZATION
OF
W/B PEMBROKE RETAIL GP, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes Chapter 608, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE 1

NAME

The name of the limited liability company is W/B Pembroke Retail GP, LLC (the "Company").

ARTICLE 2

ADDRESS

The mailing address and street address of the principal office of the Company is 212 Ponce de Leon Boulevard, Suite 1250, Coral Gables, Florida 33134.

ARTICLE 3

DURATION

The period of duration for the Company shall be perpetual.

ARTICLE 4

REGISTERED AGENT

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

Name

Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.

Address

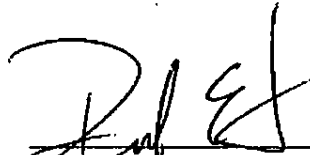
c/o Richard E. Schatz
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Miami, Florida 33130

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IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of
Organization this 15 day of February, 2007.


Richard E. Schatz
Authorized Representative of Members

**ACCEPTANCE OF
REGISTERED AGENT**

Having been named as registered agent and to accept service of process for W/B on the part of
Pembroke Retail GP, LLC, at the place designated in these articles, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. hereby accepts the appointment as registered agent and
agrees to act in this capacity. It further agrees to comply with the provisions of all statutes
relating to the proper and complete performance of its duties and is familiar with and accepts the
obligations of its position as registered agent.

Stearns Weaver Miller Weissler Alhadeff
& Sitterson, P.A.

By: Richard E. Schatz, for the Firm

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