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To:

Division of Corporations
Fax Number : (850) 205-0383

From:

Account Name : ACKERMAN, LINK & SARTORY, P.A.
Account Number : 110435002274
Phone : (561) 838-4100
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

LS

Attention: Vicki Fearon

FLORIDA/FOREIGN LIMITED LIABILITY CO.

JUPITER SHOPPES REALTY ASSOCIATES, LLC

Certificate of Status	1
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Estimated Charge	\$160.00

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ARTICLES OF ORGANIZATION
OF
JUPITER SHOPPES REALTY ASSOCIATES, LLC

ARTICLE I
NAME

The name of the limited liability company (the "Company") is **JUPITER SHOPPES REALTY ASSOCIATES, LLC.**

ARTICLE II
DURATION

The duration of the Company shall be perpetual unless the Company dissolves in accordance with the Company's Operating Agreement.

ARTICLE III
ADDRESS

The mailing address and the street address of the principal office of the Company are:

4400 PGA Boulevard, Suite 305
Palm Beach Gardens, FL 33410

ARTICLE IV
INITIAL REGISTERED AGENT

The name and street address of the Initial registered agent of the Company is:

Richard Baer
4400 PGA Boulevard, Suite 305
Palm Beach Gardens, FL 33410

-1-

Myra Gandel
Florida Bar Member 0375391
Ackerman, Link & Sartory, P.A.
222 Lakeview Avenue, Suite 1250
West Palm Beach, FL 33401-6143
(561) 838-4100

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**ARTICLE V
MANAGEMENT**

The management of the Company is reserved to the managing member. The name and address of the managing member is:

AJC JUPITER CORP.
4400 PGA Boulevard, Suite 305
Palm Beach Gardens, FL 33410

**ARTICLE VI
PURPOSE**

The purpose of the Company shall be to acquire, own, operate and maintain the shopping center known as the Shoppes at Jupiter in Jupiter, Florida, Florida, and all activities incidental thereto.

Date: May 9, 2007

**AJC JUPITER CORP., a Florida
corporation, its Managing Member**

By: 

ANDREW J. COHEN, President

Myra Gendel
Florida Bar Member 0375391
Ackerman, Link & Sartory, P.A.
222 Lakeview Avenue, Suite 1250
West Palm Beach, FL 33401-6143
(561) 838-4100

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**CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS
WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED**

The following is submitted in accordance with the requirements of Chapter 48.091, Florida Statutes:

JUPITER SHOPPES REALTY ASSOCIATES, LLC, desiring to organize under the laws of the State of Florida with its registered office address, as indicated in the Articles of Organization, as 4400 PGA Boulevard, Suite 305, Palm Beach Gardens, FL 33410, has named Richard Baer as its agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named as Registered Agent and to accept service of process for the above-stated Company at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provisions of Chapter 48.091, F.S., relative to keeping open such office.

Date: May 9, 2007



RICHARD BAER

-3-

Myra Gendel
Florida Bar Member 0375391
Ackerman, Link & Sartory, P.A.
222 Lakeview Avenue, Suite 1250
West Palm Beach, FL 33401-6143
(561) 838-4100

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