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FLORIDA/FOREIGN LIMITED LIABILITY CO.

Encore Real Estate Development, LLC

Certificate of Status	1
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EXAMINER

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SECRETARY OF STATE
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ARTICLES OF ORGANIZATION**OF****ENCORE REAL ESTATE DEVELOPMENT, LLC**

The undersigned executes these Articles of Organization of Encore Real Estate Development, LLC to form a limited liability company pursuant to the Florida Limited Liability Company Act:

ARTICLE I. NAME

The name of the limited liability company is: Encore Real Estate Development, LLC.

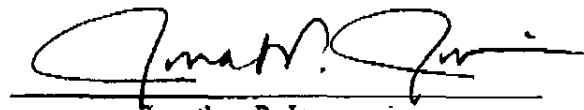
ARTICLE II. ADDRESS

The mailing and street address of the principal office of the limited liability company is 637 Saxony Blvd., St. Petersburg, Florida 33716.

ARTICLE III. REGISTERED AGENT AND OFFICE

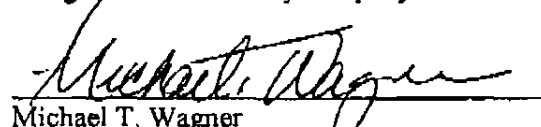
The street address of the initial registered office of the limited liability company is 401 E. Kennedy Blvd., Suite 3700, Tampa, Florida 33602, and the name of the limited liability company's initial registered agent at that address is Jonathan P. Jennewein.

Having been named 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.


Jonathan P. Jennewein**ARTICLE IV. MANAGEMENT OF COMPANY**

The limited liability company is a manager-managed limited liability company.

EXECUTED: September 2, 2008


Michael T. Wagner
Authorized Representative of Member

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