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Florida Department of State
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To:

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From:

Account Name : GREENSPOON MARDER, P.A.
Account Number : 076064003722
Phone : (888) 491-1120
Fax Number : (954) 343-6962

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

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FLORIDA/FOREIGN LIMITED LIABILITY CO.
QUALITY PROPERTY PARTNERS, LLC

Certificate of Status	0
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Page Count	03
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EXAMINER

**ARTICLES OF ORGANIZATION
OF
QUALITY PROPERTY PARTNERS, LLC**

ARTICLE I - Name:

The name of the Limited Liability Company is Quality Property Partners, LLC.

ARTICLE II - Duration:

The period of duration for the Limited Liability Company shall begin with the filing of these Articles with the Florida Department of State, and shall exist perpetually, unless sooner dissolved in accordance with the Operating Agreement of the Limited Liability Company or Florida law.

ARTICLE III - Address:

The mailing address and street address of the principal office of the Limited Liability Company is 3315 NE 15th Street, Fort Lauderdale, Florida 33304.

ARTICLE IV - Registered Agent:

The name and address of the initial registered agent for this Limited Liability Company is Greenspoon Marder, P.A., 100 W. Cypress Creek Road, Suite 700, Fort Lauderdale, Florida 33309.

ARTICLE V - Management:

The Limited Liability Company is to be managed by a manager or managers and the names and addresses of the initial managers who are to serve as managers are:

Robert A. Case
3315 NE 15th Street
Ft. Lauderdale, FL 33304

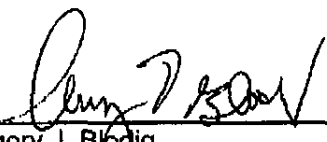
Richard H. Shaffner
8500 Britannia
Ft. Myers, FL 33912

Donald M. Marks
1515 SW 15th Avenue
Ft. Lauderdale, FL 33312

Todd K. Kerrigan
8500 Britannia
Ft. Myers, FL 36912

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Whereof, the undersigned member has executed these Articles the 1st day of March, 2010.



Gregory J. Blodig,
Authorized Representative of Member

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

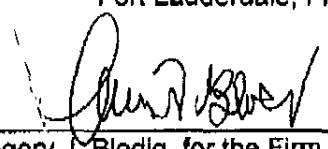
PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is:

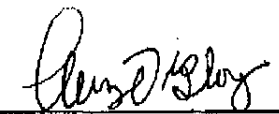
Quality Property Partners, LLC

2. The name and address of the registered agent and office is:

Greenspoon Marder, P.A. (the "Firm")
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, Florida 33309

By: 
Gregory J. Blodig, for the Firm

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, the Firm hereby accepts the appointment as registered agent and agrees to act in this capacity. The Firm further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and the Firm is familiar with and accepts the obligations of its position as registered agent.

 _____ March 1, 2010
Gregory J. Blodig, for the Firm (Signature) (Date)