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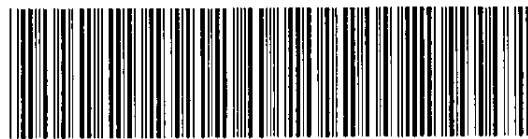
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DIVISION OF CORPORATIONS
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DATE: 09-21-10

NAME: SF/VALRICO COMMONS LLC

TYPE OF FILING: ARTICLES OF ORGANIZATION

COST: \$155

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ACCOUNT: FCA000000015

AUTHORIZATION: ABBIE/PAUL HODGE



**ARTICLES OF ORGANIZATION
FOR
FLORIDA LIMITED LIABILITY COMPANY**

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ARTICLE I

Name

The name of the Limited Liability Company is SF/Valrico Commons LLC.

ARTICLE II

Address

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

Principal Office Address

4650 Donald Ross Road
Suite 200
Palm Beach Gardens, Florida 33418

Mailing Address

2851 John Street
Suite One
Markham, Ontario L3R 5R7

ARTICLE III

Registered Agent, Registered Office, and Registered Agent's Signature

The name and the Florida street address of the Registered Agent are:

NRAI Services, Inc.
2731 Executive Park Drive
Suite 4
Weston, Florida 33331

Having been named as the 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 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 agree to accept the obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes.

By: Mary Pamb
Name: NRAI Services, Inc.
Title: Asst Secy

In accordance with Section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

By: 
Robert S. Green, Authorized Representative

**ATTACHMENT TO ARTICLES OF ORGANIZATION
OF
SF/VALRICO COMMONS LLC**

ARTICLE IV- Manager(s) or Managing Member(s):

The name and address of each Manager or Managing Member is as follows:

Title: Name and Address:

"MGR" = Manager

"MORM" = Managing Member

Title:	Name and Address:
MGR	Robert S. Green 2851 John Street, Suite One Markham, Ontario, Canada L3R 5R7
MGR	Jeffrey W. Preston 4650 Donald Ross Road, Suite 200 Palm beach Gardens, Florida 33418
MGR	Richard Trzcinski 3629 Madaca Lane Tampa, Florida 33618
MGR	Scott Russel 3629 Madaca Lane Tampa, Florida 33618