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FLORIDA LIMITED LIABILITY CO. SPG NW 78th AVE LLC

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May 27, 2011

FLORIDA DEPARTMENT OF STATE
Division of Corporations

GREENBERG, TRAURIG, HOFFMAN, ET AL

SUBJECT: SPG NW 78TH AVE LLC

REF: W11000029277

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

Please list the complete principal office address.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

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Joey Bryan
Regulatory Specialist II

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ARTICLES OF ORGANIZATION

**OF
SPG NW 78^{TR} AVE LLC**

ARTICLE I - Name

The name of the limited liability company is SPG NW 78th Ave LLC (the "Company").

ARTICLE II - Address

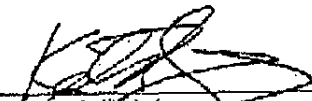
The principal business address and mailing address of the Company is c/o Scagis Property Group LP, 100 Front Street, Suite 350, West Conshohocken, PA 19428.

ARTICLE III - Registered Agent and Office

The street address of the Company's initial registered agent and office is c/o Scagis Property Group LP, 11340 Interchange Circle North, Miramar, Florida 33025, and the name of its initial registered agent at such office is Peter D. Crovo.

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.

Dated this 26th day of May, 2011



Kenneth K. Moyer
Authorized Representative

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ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned, having been named as Registered Agent and to accept service of process for SPG NW 78th Ave LLC, at the place designated in these Articles of Organization, hereby accepts the appointment as registered agent and agrees to act in such capacity. The undersigned 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 as provided for in Florida Statutes Chapter 608.

Dated this 26th day of May, 2011


Peter D. Crovo

MIA 181,902,955v1

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