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FLORIDA LIMITED LIABILITY CO.

Signature Commercial Real Estate, LLC

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ARTICLES OF ORGANIZATION

OF

SIGNATURE COMMERCIAL REAL ESTATE, LLC

The undersigned hereby makes, subscribes, acknowledges and files these Articles of Organization for the purpose of forming a limited liability company under the laws of the State of Florida:

ARTICLE I - NAME

The name of the limited liability company shall be Signature Commercial Real Estate, LLC.

ARTICLE II - PRINCIPAL OFFICE

The mailing address and the street address of the principal office of Signature Commercial Real Estate, LIC shall be 1601 Forum Place, Suite 500; West Palm Beach, FL 33401.

ARTICLE III - REGISTERED AGENT

The name and street address for the registered agent for service of process in the State of Florida for Signature Commercial Real Estate, LLC shall be Mark F. Levy; 1601 Forum Place, Suite 500; West Palm Beach, FL 33401.

ARTICLE IV - INDEMNIFICATION

Subject to the provisions of Chapter 608, Florida Statutes, Signature Commercial Real Estate, LLC shall indemnify and hold harmless any member and/or member-manager and/or employee from and against any and all claims and demands whatsoever.

ARTICLE V - MEMBER

The sole member/manager of Signature Commercial Real Estate, LLC shall be:

Quad Realty Investments, Inc. 1601 Forum Place, Suite 500 West Palm Beach, FL 33401 Member/Manager

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ARTICLE VI - MANAGERS

Signature Commercial Real Estate, LLC is a manager managed company.

The managers of Signature Commercial Real Estate, LLC shall be:

Quad Realty Investments, Inc. 1601 Forum Place, Suite 500 West Palm Beach, FL 33401

Mark F. Levy 1601 Forum Place, Suite 500 West Palm Beach, FL 33401

Jack Jaiven 1601 Forum Place, Suite 500 West Palm Beach, FL 33401

Ben G. Schachter 1601 Forum Place, Suite 500 West Palm Beach, FL 33401

ARTICLE VI - ORGANIZER

The name and address of the person signing these Articles of Organization is Mark F. Levy; 1601 Forum Place, Suite 500; West Palm Beach, FL 33401.

IN WITNESS WHEREOF, I have made and subscribed these Articles of Organization this 20 day of July, 2011

Levy, as Organizer

STATE OF FLORIDA

) SS:

COUNTY OF PALM BEACH

BEFORE ME, personally appeared Mark F. Levy, to me known and well known to me to be the person described in and who executed the foregoing instrument or who produced identification and she acknowledged to and before me that she executed said instrument for the purpose herein expressed.

WITNESS my hand and official seal this 20 day of July, 2011.

DENISE P. JAGODA Notary Public - State of Florida Mý Comm. Expires Aug 31, 2014 Commission # DD 990792 Bonded Through National Notary Assa

State of Florida

I HEREBY ACCEPT THE DESIGNATION AS REGISTERED AGENT AS SET FORTH IN THESE ARTICLES OF ORGANIZATION AND AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF THAT POSITION AS PROVIDED FOR IN CHAPTER 608, FLORIDA STATUTES.

> Print Name: Mark F. Levy
