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Account Number : I19990000170
Phone : (772) 286-1700
Fax Number : (772) 283-1803

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

Email Address: kim@McCarthySummers.com

**FLORIDA LIMITED LIABILITY CO.
TESORO COMMONS, LLC**

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| Certificate of Status | 0 |
| Certified Copy | 1 |
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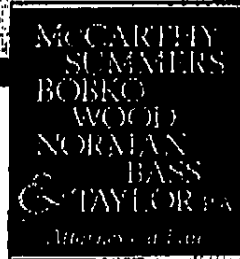
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April 23, 2013

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Florida Department of State
Division of Corporations
The Capitol
P.O. Box 6327
Tallahassee, Florida 32399-0250

RE: Articles of Organization of Tesoro Commons, LLC

Ladies and Gentlemen:

With reference to the above company, enclosed please find Articles of Organization for filing. Kindly fax to the undersigned proof of filing same. Thank you.

Very truly yours,

Karen L. McGhee, CP, FRP
Certified Paralegal
Email: klm@McCarthySummers.com
/klm
Enclosure

H13000091559

Terence P. McCarthy*
Robert P. Summers*
Noel A. Bobko
Steven J. Wood**
Kenneth A. Norman
Kathryn C. Bass
Patricia I. Taylor

Rene S. Iosco
Owen Schultz
Michael J. McNicholas***
Margaret E. Wood

*Board Certified
Real Estate Lawyer

**Board Certified Wills,
Trusts & Estates Lawyer

***Certified Circuit
Civil Mediator

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

ARTICLE I - Name:

The name of the Limited Liability Company is:

TESORO COMMONS, LLC

ARTICLE II - Duration:

The effective date of this company shall be April 23, 2013.

The period of duration for the Limited Liability Company shall:

Continue until December 31, 2063, unless sooner terminated by operation of law or in accordance with the Regulations of the Limited Liability Company, or as reestablished after such primary term for such additional period as is determined by the Members.

ARTICLE III - Address:

The mailing address of the principal office of the Limited Liability Company is:

960 Penn Avenue, Suite 400, Pittsburgh, PA 15222

The street address of the principal office of the Limited Liability Company is:

960 Penn Avenue, Suite 400, Pittsburgh, PA 15222

ARTICLE IV - Registered Agent/Address

The name and address of the registered agent is:

Kenneth A. Norman
2400 SE Federal Highway, Fourth Floor
Stuart, FL 34994

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Articles of Organization
TESORO COMMONS, LLC

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ARTICLE V - Additional Members

Additional Members may be admitted to the Limited Liability Company upon the unanimous vote of the Limited Liability Company's members.

ARTICLE VI - Continuation of Business

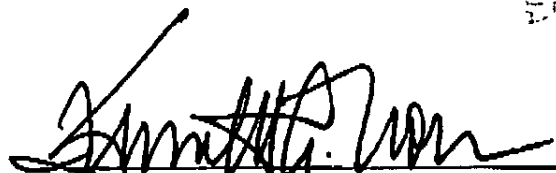
Upon the withdrawal of a Member, the remaining members owning at least sixty-six and two-thirds percent (66 2/3rd%) of the interests in the Limited Liability Company then owned by all remaining Members (by written consent of each of such Members) may elect to continue the business.

ARTICLE VII - Management:

The Limited Liability Company is to be managed by a Manager and is therefore a manager-managed company. The name and address of the initial Manager is:

S. Kent Rockwell
960 Penn Avenue, Suite 400
Pittsburgh, PA 15222

Dated: April 29, 2013.


Kenneth A. Norman, Authorized Representative

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**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: TESORO COMMONS, LLC
2. The name and address of the registered agent and office is:

Kenneth A. Norman
(Name)

2400 SE Federal Highway, Fourth Floor
(P.O. Box not acceptable)

Stuart, FL 34994
(City/State/Zip)

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

Dated: April 23, 2013.

REGISTERED AGENT

Kenneth A. Norman
Kenneth A. Norman

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TESORO COMMONS, LLC

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