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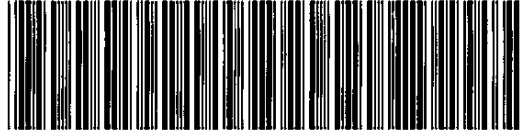
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DATE: 08-23-07

NAME: STERLING EQUITIES I, LLC

TYPE OF FILING: ARTICLES OF ORGANIZATION

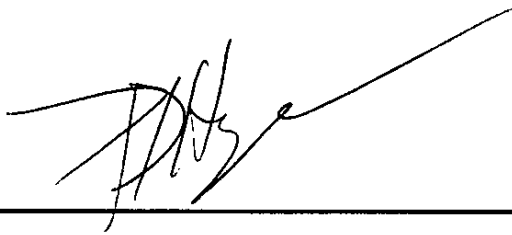
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APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO
TRANSACTION BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 608.503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN
LIMITED LIABILITY COMPANY TO TRANSACTIONS BUSINESS IN THE STATE OF FLORIDA:

1. STERLING EQUITIES I, LLC
(Name of Foreign Limited Liability Company)

2. Delaware 3. 26-0574992
(Jurisdiction under the law of which foreign limited liability company is organized) (FEI number, if applicable)

4. 7/13/07 5. 12/31/2057
(Date of Organization) (Duration: Year limited liability company will cease to exist or "perpetual")

6. upon qualification
(Date first transacted business in Florida, if prior to registration.)
(See sections 608.507 & 608.502 F.S. to determine penalty liability)

7. c/o Buckingham Properties
116 Radio Circle, Suite 200, Mount Kisco, NY 10549
(Street Address of Principal Office)

8. If limited liability company is a manager-managed company, check here ☒

9. The name and usual business addresses of the managing members or managers are as follows:

Sterling Prime Holdings, LLC
c/o Buckingham Properties
116 Radio Circle, Suite 200, Mount Kisco, NY 10549

10. Attached is an original certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (A photocopy is not acceptable. If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted.)

11. Nature of business or purposes to be conducted or promoted in Florida: _____

Rental and Leasing Real Estate

Signature of a member or an authorized representative of a member.
(In accordance with section 608.408(2), F.S., the creator of this document certifies
an affirmation under the penalties of perjury that the above stated facts are true.)

Richard Cohen

Typed or printed name of signer

**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 TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is:

STERLING EQUITIES I, LLC

2. The name and the Florida street address of the registered agent and office are:

CFRA, LLC

(Name)

Corporate Center Three at International Plaza

4221 West Boy Scout Boulevard, Suite 1000

Florida Street Address (P.O. Box NOT ACCEPTABLE)

Tampa

FL

33607-5736

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, 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 accept the obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes.

Jayce F. Bentala

(Signature)

Jayce F. Bentala, Secretary CFRA, LLC

\$ 100.00	Filing Fee for Application
\$ 25.00	Designation of Registered Agent
\$ 30.00	Certified Copy (optional)
\$ 5.00	Certificate of Status (optional)

Delaware

PAGE 1

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "STERLING EQUITIES I, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE THIRTEENTH DAY OF AUGUST, A.D. 2007.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "STERLING EQUITIES I, LLC" WAS FORMED ON THE THIRTEENTH DAY OF JULY, A.D. 2007.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.

4389227 8300

070914756



Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 5920876

DATE: 08-13-07