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Florida Department of State
Division of Corporations
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To: Division of Corporations
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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LIMITED LIABILITY COMPANY

BRICKELL CORRIDOR, LLC

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Page Count	.06
Estimated Charge	\$337.50

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ARTICLES OF ORGANIZATION

FOR

BRICKELL CORRIDOR, LLC

ARTICLE I. - NAME:

The name of this Limited Liability Company ("Company") shall be:

BRICKELL CORRIDOR, LLC

ARTICLE II. - ADDRESS

The mailing address and street address of the principal office of the Company is:
c/o RSVP Metropolitan Parking, LLC, 333 Earle Ovington Drive, Suite 1030, Uniondale, NY
11553.

ARTICLE III. - DURATION

The period of duration for the Company shall be perpetual unless dissolved according to
law.

ARTICLE IV. - MANAGEMENT

The Company is to be managed by its sole Member; the name and address of such
Member is:

Name: Metropolitan Quik Park of South Florida, LLC

Addresses: c/o RSVP Metropolitan Parking, LLC
333 Earle Ovington Drive, Suite 1030
Uniondale, NY 11553

ARTICLE V. - ADMISSION OF ADDITIONAL MEMBERS

The right of the members to admit additional members and the terms and conditions of
the admissions shall be: new members may be admitted from time to time and upon such terms
and conditions as shall be determined by a unanimous vote of the holders of all of the
Membership Interests.

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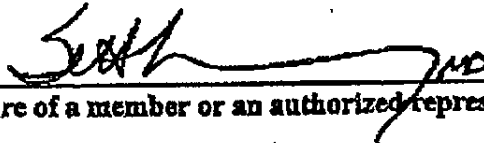
ARTICLE VI - MEMBERS RIGHTS TO CONTINUE BUSINESS

The right of the members of the Company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continual membership of a member in the Company shall be determined by a unanimous vote of the remaining holders of all of the Membership Interests to continue to conduct the business of the Company under the Company's name.

ARTICLE VII - AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS

The undersigned member or authorized representative of a member of BRICKELL CORRIDOR, LLC certifies that:

- 1) the total amount of cash contributed by the member is \$ 200.00
- 2) if any, the agreed value of property other than cash contributed by member(s) is \$ 0
(A description of the property is attached and made a part hereto.); and
- 3) the total amount of cash and property contributed and anticipated to be contributed by member(s) is \$ 200.00



Signature of a member or an authorized representative of a member

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

By Seth B. Larsay, as Managing Director of Reckson Strategic Venture Partners, LLC, the Managing Member of RSVP Metropolitan Parking, LLC, Member of Metropolitan Quik Park of South Florida, LLC, the sole Member of Brickell Corridor, LLC

Typed or printed name of signee

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IN WITNESS WHEREOF, THE PARTY HERETO HAS EXECUTED THESE ARTICLES OF ORGANIZATION AS OF THE 11 DAY OF AUGUST, 1999

METROPOLITAN QUIK PARK OF SOUTH FLORIDA, LLC, a Delaware limited liability company

By: RSVP METROPOLITAN PARKING, LLC, a Delaware limited liability company, Member

By: RECKSON STRATEGIC VENTURE PARTNERS, LLC, a Delaware limited liability company, its Managing Member

By: [Signature]
Name: SETH B. LIPSAH
Title: MANAGING DIRECTOR

By: M & B HOLDINGS, LLC, a Delaware limited liability company, Member

By: [Signature]
Jacob I. Sopher, Manager

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STATE OF New York)

COUNTY OF New York)

Before me personally appeared Seth B. Lipsay, as Managing Director of Reckson Strategic Venture Partners, LLC, a Delaware limited liability company, the Managing Member of RSVP Metropolitan Parking, LLC, a Delaware limited liability company, Member of Metropolitan Quik Park of South Florida, LLC, a Delaware limited liability company, on behalf of said companies, known to me to be the person who executed the foregoing articles of organization or who produced _____ as identification.

In witness whereof, I have hereunto set my hand and seal on this 10th day of August, 1999.

Julie A. Fergang
Notary Public, State of New York

My commission expires:

JULIE A. FERGAN
Notary Public, State of New York
No. 02FE0013518
Qualified in New York County
Commission Expires 2/21/2000

STATE OF New York)

COUNTY OF New York)

Before me personally appeared Jacob I. Sopher, as Manager of M & E Holdings, LLC a Delaware limited liability company, Member of Metropolitan Quik Park of South Florida, LLC, a Delaware limited liability company, on behalf of said companies, known to me to be the person who executed the foregoing articles of organization or who produced _____ as identification.

In witness whereof, I have hereunto set my hand and seal on this ___ day of August, 1999.

Gary R. Mandel
Notary Public, State of New York

My commission expires:

GARY R. MANDEL
Notary Public, State of New York
No. 41-4591583
Qualified in Nassau County
Commission Expires July 31, 2001

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

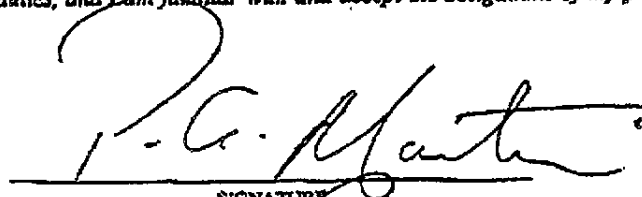
- 1. The name of the limited liability company is: BRICKELL CORRIDOR, LLC
- 2. The name and the Florida street address of the registered agent are:

PEDRO A. MARTIN, ESQ.
NAME

Greenberg, Traurig, P.A.
1221 Brickell Avenue, Suite 2100
Florida street address (P.O. BOX NOT ACCEPTABLE)

Miami, Florida 33131
CITY, STATE AND 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.


SIGNATURE

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