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FLORIDA PROFIT/NON PROFIT CORPORATION

OCEANFRONT NO.300, INC.

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ARTICLES OF INCORPORATION
OF

OCEANFRONT NO.300, INC.

The undersigned does hereby act as incorporator in adopting the following Articles of Incorporation for purpose of organizing a corporation for profit, pursuant to the provisions of the Florida Business Corporation Act.

FIRST: The corporate name for the corporation (hereinafter called the "Corporation") is
OCEANFRONT NO.300, INC.

SECOND: The street address, wherever located, of the principal office of the Corporation is 505 Park Avenue, 9th, New York, New York 10022.

The mailing address, wherever located, of the Corporation is c/o Loeb, Block & Partners LLP, 505 Park Avenue, 9th floor, New York, New York 10022.

THIRD: The number of shares that the Corporation is authorized to issue is one thousand (1,000), all of which are without par value and are of the same class and are Common shares.

FOURTH: The street address of the initial registered office of the Corporation in the State of Florida is Corporation Service Company, 1201 Hays Street, Tallahassee, Florida 32301.

The name of the initial Registered Agent of the Corporation at the said registered office is Corporation Service Company.

The written acceptance of the said initial registered agent, as required by the provisions of Section 607.0501(3) of the Florida Business Corporation Act, is set fourth following the signature of the incorporator and is made a part of these Articles of Incorporation.

FIFTH: The name and the address of the incorporator is:

NAME

David Goldberg, Esq.

ADDRESS

Loeb, Block & Partners LLP
505 Park Avenue, 9th Floor
New York, New York 10022

SIXTH: The purpose for which the Corporation is organized is to engage in any lawful business for which corporations may be organized under the Florida Business Corporation Act.

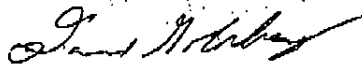
SEVENTH: The duration of the Corporation shall be perpetual.

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EIGHTH: The Corporation shall, to the fullest extent permitted by the provisions of the Florida Business Corporation Act, as the same may be amended and supplemented, indemnify any and all persons whom it shall have power to indemnify under said provisions from and against any and all of the expenses, liabilities, or other matters referred to in or covered by said provisions, and the indemnification provided for herein shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any By-Law, vote of shareholders or disinterested directors, or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs, executors, and administrators of such a person.

NINTH: Whenever the Corporation shall be engaged in the business of exploiting natural resources or other wasting assets, distributions may be paid in cash out of depletion or similar reserves at the discretion of the Board of Directors and in conformity with the provisions of the Florida Business Corporation Act.

Signed as of this 15th day of February, 2007.



David Goldberg, Incorporator.

Having been named as Registered Agent and to accept service of process for the above-named corporation at the place designated in these Articles of Incorporation, 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.

CORPORATION SERVICE COMPANY

By: 
Name: Troy Todd
Title: as its agent
Date: 2/16/2007