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REFERENCE : 950315 81491A

AUTHORIZATION :

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ORDER DATE : January 2, 2001

ORDER TIME : 9:52 AM

ORDER NO. : 950315-005

CUSTOMER NO: 81491A

CUSTOMER: Mark H. Dahlmeier, Esq
Jones Foster Johnston & Stubbs

Suite 1100
505 S. Flagler Drive
West Palm Beach, FL 33401

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DOMESTIC FILING

NAME: 203 SOUTH OCEAN BOULEVARD
L.L.C.

EFFECTIVE DATE:

- ARTICLES OF INCORPORATION
- CERTIFICATE OF LIMITED PARTNERSHIP
- ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

- CERTIFIED COPY
- PLAIN STAMPED COPY
- CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Tamara Odom - EXT. 1104

EXAMINER'S INITIALS:

APPROVED AND FILED
 01 JAN -2 AM 11:12
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA
 RECEIVED
 01 JAN -2 AM 10:41
 DEPARTMENT OF STATE
 DIVISION OF CORPORATIONS
 TALLAHASSEE, FLORIDA

OB
1201

ARTICLES OF ORGANIZATION
OF
203 SOUTH OCEAN BOULEVARD L.L.C.
A Florida Limited Liability Company

The undersigned hereby makes, subscribes, acknowledges and files these Articles of Organization for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Chapter 608, laws of the State of Florida.

ARTICLE I

Name

The name of this limited liability company shall be 203 SOUTH OCEAN BOULEVARD L.L.C.

ARTICLE II

Address

The mailing and principal address of this limited liability company shall be 153 East 53rd Street, 43rd Floor, New York, New York 10022.

ARTICLE III

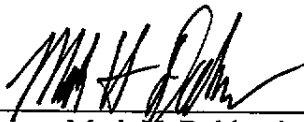
Registered Agent, Registered Office, & Registered Agent's Signature

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

Mark H. Dahlmeier
505 South Flagler Drive, Suite 1100
West Palm Beach, Florida 33401

APPROVED
AND
FILED
01 JAN -2 AM 11:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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, F.S.



Mark H. Dahlmeier

ARTICLE IV

Management

The Limited Liability Company is to be managed by its members and is, therefore, a member-managed company.

ARTICLE V

Commencement

This limited liability company shall commence its existence upon the date of execution of these Articles of Organization pursuant to Florida Statutes 608.409(1), providing that a Limited Liability Company's existence may begin up to five days before the filing with the Secretary of State.

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



Natasha B. Ziff, Member

Dated this 29th day of December, 2000.
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01 JAN -2 AM 11:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
APPROVED
AND
FILED