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FROM-TEW CARDENAS REBAK

T-240 01/04 F-890

Florida Department of State
Division of Corporations
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From:

Account Name : TEW & BEASLEY, L.L.P.
Account Number : 073674003226
Phone : (305) 536-1112
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LIMITED LIABILITY AMENDMENT

IRENE GARAGE LLC

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$55.00

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**SECOND
AMENDED AND RESTATED
ARTICLES OF ORGANIZATION**

FOR

IRENE GARAGE LLC

ARTICLE I. - NAME:

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

IRENE GARAGE LLC

ARTICLE II. - ADDRESS

The mailing address and street address of the principal office of the Company is:
c/o Reckson Strategic Venture Partners, LLC, 333 Earle Ovington Blvd., Suite 1030, Uniondale,
NJ 11553, Attn: Sharon Ross.

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: a manager or managers and the name(s) and address of such manager is:

Metropolitan Quik Park of South Florida, LLC
a Delaware limited liability company
c/o Reckson Strategic Venture Partners, LLC
333 Earle Ovington Blvd., Suite 1030
Uniondale, NJ 11553
Attn: Sharon Ross.

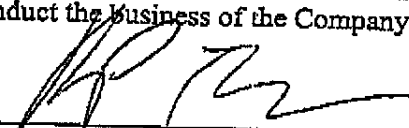
ARTICLE V. - ADMISSION OF ADDITIONAL MEMBERS

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.



Signature of a member or 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.)

Brian P. Tague, P.A., authorized representative of member
Typed or printed name of signee

CO FEB 14 PM 12:00

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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: IRENE GARAGE LLC
2. The name and the Florida street address of the registered agent are:

BRIAN TAGUE, P.A.
NAME

c/o TEW CARDENAS, ET AL.
201 S. Biscayne Boulevard, 26th Floor
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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