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**Florida Department of State
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To:

Division of Corporations
Fax Number : (850) 205-0383

From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 634-3694
Fax Number : (305) 633-9696

LIMITED LIABILITY COMPANY

MB REALTY INVESTMENTS, LLC

| | |
|-----------------------|----------|
| Certificate of Status | 0 |
| Certified Copy | 1 |
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DIVISION OF CORPORATIONS

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STATE OF FLORIDA
TALLAHASSEE, FLORIDA

AND
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12-12-02

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ARTICLES OF ORGANIZATION

FOR

MB REALTY INVESTMENTS, LLC

ARTICLE I. - NAME:

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

MB REALTY INVESTMENTS, LLC

ARTICLE I. - ADDRESS

The mailing address and street address of the principal office of the Company is:

MB Realty Investments, LLC
c/o Mermelstein/Hidalgo LLP
3211 Ponce De Leon Blvd.
Suite 305
Coral Gables, FL 33134

ARTICLE II. - DURATION

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

ARTICLE III. - MANAGEMENT

The Company is to be managed by: a manager and the name and address of such manager is:

Jeremy Schwalbe
185 Madison Avenue
New York, New York 10016

ARTICLE IV. - 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.

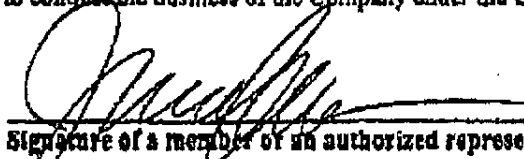
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ARTICLE V. - MEMBERS RIGHTS TO CONTINUE BUSINESS

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 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.)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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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: MB REALTY INVESTMENTS, LLC
2. The name and the Florida street address of the registered agent are:

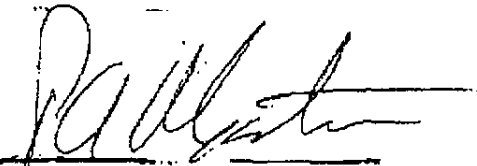
Pedro A. Martin, Esq.
NAME

Greenberg Traurig, P.A.
1221 Brickell Avenue, Suite 2100

Florida street address (P.O. BOX NOT ACCEPTABLE)

MIAMI, FL 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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STATE
TALLAHASSEE, FL 32304