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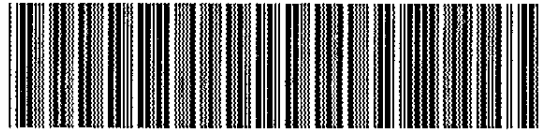
(Business Entity Name)

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# CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

1680 Michigan Partners, LLC

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- ☐ Art of Inc. File
- ☐ LTD Partnership File
- ☒ Foreign Corp. File
- ☐ L.C. File
- ☐ Fictitious Name File
- ☐ Trade/Service Mark
- ☐ Merger File
- ☐ Art. of Amend. File
- ☐ RA Resignation
- ☐ Dissolution / Withdrawal
- ☐ Annual Report / Reinstatement
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- ☐ Certificate of Status
- ☐ Certificate of Fictitious Name
- ☐ Corp Record Search
- ☐ Officer Search
- ☐ Fictitious Search
- ☐ Fictitious Owner Search
- ☐ Vehicle Search
- ☐ Driving Record
- ☐ UCC 1 or 3 File
- ☐ UCC 11 Search
- ☐ UCC 11 Retrieval
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Signature

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**ARTICLES OF ORGANIZATION**

**OF**

**1680 MICHIGAN PARTNERS, LLC**

\* \* \*

**ARTICLE I**

**Name**

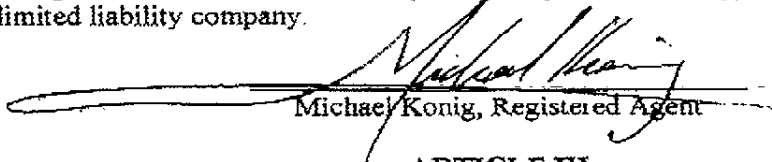
The name of the limited liability company is 1680 MICHIGAN PARTNERS, LLC

**ARTICLE II**

**Principal Office and Registered Agent**

The mailing and street address of the principal office of the limited liability company is 1110 Brickell Avenue, Suite 609, Miami, FL 33131. The name and street address of the initial registered agent for service of process on the limited liability company is Michael Konig, 1110 Brickell Avenue, Suite 609, Miami, FL 33131.

The undersigned is familiar with and accepts the obligations of his appointment as registered agent for the limited liability company.

  
Michael Konig, Registered Agent

**ARTICLE III**

**Management**

The limited liability company is to be managed by one or more managers and is, therefore, a manager - managed limited liability company.

**ARTICLE IV**

**Membership**

The limited liability company shall have only one member. The initial member of the limited liability company shall be 1680 SOBE VENTURE PARTNERS, LLC, a Florida limited liability company.

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**ARTICLE V**  
**Additional Provisions**

The nature of the business of the limited liability company and the objects or purposes to be transacted, promoted or carried on by it are to engage solely in the following activities:

(i) to acquire, own, hold, lease, operate, manage, maintain, develop and improve the real property located at 1680 Michigan Avenue, Miami Beach, Florida and 1000 17<sup>th</sup> Street, Miami Beach (the "Property");

(ii) to enter into and perform its obligations under the applicable Loan Documents (as defined herein) and such other documents as are necessary or advisable for the Limited liability company to undertake all rights, duties and obligations in connection with the Property;

(iii) to sell, transfer, service, convey, dispose of, pledge, assign, borrow money against, finance or otherwise deal with the Property to the extent permitted under the applicable loan agreements executed in connection with the Property (the "Loan Documents"); and

(iv) to engage in any lawful act or activity and to exercise any powers permitted to limited liability companies organized under the laws of the State of Florida that are related or incidental to and necessary, convenient or advisable for the accomplishment of the above-mentioned purposes.

IN WITNESS WHEREOF, the undersigned, a member of the limited liability company, has executed these Articles of Organization on the 5<sup>TH</sup> day of May, 2004.

1680 SOBE VENTURE PARTNERS, LLC  
By: SMK VENTURE PARTNERS, LLC, Manager

By: 

Samuel Konig  
Managing Director