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**LIMITED LIABILITY COMPANY**

**Portofino Biscayne II, LLC**

Certificate of Status	1
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**ARTICLES OF ORGANIZATION  
OF  
PORTOFINO BISCAYNE II, LLC**

The undersigned, being authorized to execute and file these Articles of Organization, hereby certifies that:

**ARTICLE I - Name**

The name of the Limited Liability Company is: **PORTOFINO BISCAYNE II, LLC.**

**ARTICLE II - Address**

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

70 West 93<sup>rd</sup> Street, Suite 100  
New York, New York 10025

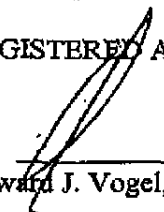
**ARTICLE III - Registered Agent/Office**

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

Registered Agents of Florida, LLC  
100 Southeast 2<sup>nd</sup> Street, Suite 2900  
Miami, Florida 33131

*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, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 608, F.S.*

REGISTERED AGENTS OF FLORIDA, LLC

By:   
Howard J. Vogel, Vice President

The undersigned member has executed these Articles of Organization this 3<sup>rd</sup> day of May, 2005.

  
Leslie Westreich, Member

(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.)

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