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DIVISION OF CORPORATION

FLORIDA/FOREIGN LIMITED LIABILITY CO.

MUTINY GROVE GARAGE MEMBER, LLC

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ARTICLES OF ORGANIZATION

OF

MUTINY GROVE GARAGE MEMBER, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes Chapter 608, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I

NAME

The name of the Limited Liability Company is Mutiny Grove Garage Member, LLC (the "Company").

ARTICLE II

ADDRESS

The mailing address and street address of the principal office of the Company is 425 East 61 Street, 4th Floor, New York, NY 10021.

ARTICLE III

DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV

REGISTERED OFFICE AND AGENT AND ADDRESS

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

Name

Address

Chava E. Genet

150 West Flagler Street
Museum Tower, Suite 2200
Miami, Florida 33130

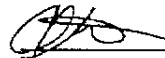
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IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 20 day of January, 2006.



Chava E. Genet
Authorized Representative of Members

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 608.415, Florida Statutes, the undersigned submits the following statement to designate a registered office and registered agent in the State of Florida.

1. The name of the Company is Mutiny Grove Garage Member, LLC.
2. The name and street address of the registered agent and office are:

Chava E. Genet
150 West Flagler Street
Museum Tower, Suite 2200
Miami, FL 33130

Dated: January 20, 2006



Chava E. Genet
Authorized Representative of Members

REGISTERED AGENT'S ACCEPTANCE

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, Florida Statutes.

Dated: January 20, 2006



Chava E. Genet, Registered Agent

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