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Account Number : I20060000021
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FLORIDA/FOREIGN LIMITED LIABILITY CO.

JST GOODWIN HOTEL, LLC

Certificate of Status	0
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**ARTICLES OF ORGANIZATION
OF
JST GOODWIN HOTEL, LLC**

These Articles of Organization are made for the purpose of organizing a Florida Limited Liability Company under the Florida Limited Liability Act, Chapter 608, Florida Statutes.

ARTICLE I: NAME

The name of this limited liability company is JST GOODWIN HOTEL, LLC (the "Company").

ARTICLE II: ADDRESS

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

9101 NW 7th Avenue
Miami, FL 33150

ARTICLE III: REGISTERED AGENT AND OFFICE

The name and address of the initial registered agent of the Company is:

Todd A. Ruderman
9101 NW 7th Avenue
Miami, FL 33150

ARTICLE IV: DURATION

The period of duration of the Company will be perpetual.

ARTICLE V: MANAGEMENT

The Company will be a member-managed company.

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The undersigned executed these Articles of Organization on this ____ day of November 2006.

Authorized Representative of the Members:

(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.)


Todd A. Ruderman, as Authorized Representative

**CERTIFICATE OF DESIGNATION
OF REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

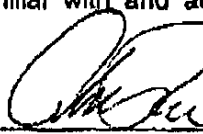
1. The name of the limited liability company is:

JST GOODWIN HOTEL, LLC

2. The name and the Florida address of the registered agent are:

Todd A. Ruderman
9101 NW 7th Avenue
Miami, FL 33150

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.


Todd A. Ruderman

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