

Florida Department of State
Division of Corporations
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**ARTICLES OF ORGANIZATION
OF
RODRIGUEZ FT STUDIOS 2, LLC**

The undersigned, being a duly authorized representative of the members, desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, does hereby adopt the following Articles of Organization:

ARTICLE I

NAME

The name of the limited liability company is RODRIGUEZ FT STUDIOS 2, LLC (the "Company").

ARTICLE II

ADDRESS

The principal office address of the Company is:

3485 N. Moorings Way
Coconut Grove, FL 33133

The mailing address of the Company is:

701 Brickell Avenue
Suite 3000
Miami, Florida 33131

ARTICLE III

REGISTERED AGENT AND OFFICE

The Company designates 701 Brickell Ave., Suite 3000, Miami, Florida 33131 as the street address of the initial registered office of the Company and names Intrastate Registered Agent Corporation as the Company's initial registered agent at that address to accept service of process within this state.

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ARTICLE IV**DURATION AND CONTINUATION**

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated (i) in accordance with the Company's Operating Agreement, or (ii) by the written agreement of the owners of a majority of ownership interest in the Company.

ARTICLE V**MANAGEMENT**

The Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company. The Manager(s) shall also have the rights and responsibilities described in the Operating Agreement of the Company. The Manager(s) shall serve in such capacity until their successor(s) are duly elected and qualified.

ARTICLE VI**MANAGERS**

The name and address of the initial Manager of the Company is:

Eduardo Rodriguez
3845 N. Moorings Way
Coconut Grove, FL 33133

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ARTICLE VII**PURPOSE**

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE VIII**ADDITIONAL MEMBERS**

Additional Members may be admitted upon the unanimous written consent of the then existing Members, upon the written application of such new Member, in the manner set forth in the Operating Agreement of the Company, if applicable.

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ARTICLE IX

OPERATING AGREEMENT

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Members of the Company in the manner set forth in the Operating Agreement of the Company.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this 30th day of August, 2007.



Frances Gail Faigenblat,
Duly Authorized Representative of the
Member(s)

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ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for RODRIGUEZ FT STUDIOS 2, LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 608, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 30th day of August, 2007.

INTRASTATE REGISTERED AGENT CORPORATION

By: *Frances Gail Faigenblat*
Frances Gail Faigenblat, Vice President

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