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TALLAHASSEE, FLORIDA

FLORIDA/FOREIGN LIMITED LIABILITY CO.

1101 SW 1st Ave, LLC

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**ARTICLES OF ORGANIZATION
OF
1101 SW 1st Ave, LLC,
a Florida limited liability company**

ARTICLE I - NAME

The name of this Florida limited liability company is 1101 SW 1st AVE, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and the street address of the Company's principal place of business is 666 Greenwich Street, #211, New York, New York 10014.

ARTICLE III - INITIAL REGISTERED AGENT

The name and Florida street address of the Registered Agent of the Company are WILLIAM A. STETSON, SONNENSCHN NATH & ROSENTHAL, LLP, 777 South Flagler Drive, Suite 600E, West Palm Beach, Florida 33401.

ARTICLE IV - PURPOSE

This Company is being organized for any lawful purpose.

ARTICLE V - MANAGERS

The name and address of the Managers of the Company is:

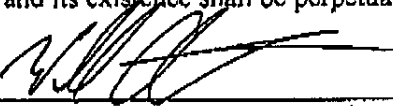
SHAWN VARDI
666 Greenwich Street, #211
New York, NY 10014

HUNTER GELLIN
7 East 35th Street, #6G
New York, NY 10016

ARTICLE VI - COMPANY EXISTENCE

The Company's existence shall be effective as of the time of the filing of these Articles of Organization with the Florida Department of State and its existence shall be perpetual.

DATE: June 3rd, 2008.

By: 
William A. Stetson, Authorized Representative

WILLIAM A. STETSON, ESQ.
Sonnenschein Nath & Rosenthal LLP
777 South Flagler Drive, Ste. 600E
West Palm Beach, FL 33401
Telephone No.: 561-833-2410
Fax No.: 561-833-8387
Florida Bar No.: 321140

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**CERTIFICATE OF DESIGNATION
OF
REGISTERED AGENT AND REGISTERED OFFICE**

LIMITED LIABILITY COMPANY:

1101 SW 1ST AVE, LLC

REGISTERED AGENT AND REGISTERED OFFICE:

WILLIAM A. STETSON
Sonnenschein Nath & Rosenthal, LLP
777 South Flagler Drive, Ste. 600E
West Palm Beach, Florida 33401

Having been named as Registered Agent and to accept service of process for the Company named above at the place designated in this Certificate, I hereby agree to 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 as provided for in Chapter 608, Florida Statutes.



WILLIAM A. STETSON, Registered Agent

DATE: June 2nd, 2008.

99999999(9999)17606849(V.1

WILLIAM A. STETSON, ESQ.
Sonnenschein Nath & Rosenthal LLP
777 South Flagler Drive, Ste. 600E
West Palm Beach, FL 33401
Telephone No.: 561-833-2410
Fax No.: 561-833-8387
Florida Bar No.: 321140