

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L08000110939
FILED 8:00 AM
December 03, 2008
Sec. Of State
jbryan

Article I

The name of the Limited Liability Company is:

THE YACHT GROUP AT THE LONGBOAT KEY CLUB MOORINGS, LLC

Article II

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

444 GULF OF MEXICO DRIVE
LONGBOAT KEY, FL. US 34228

The mailing address of the Limited Liability Company is:

C/O LOEB PARTNERS REALTY, 521 FIFTH AVENUE
SUITE 2300
NEW YORK, NY. US 10175

Article III

The purpose for which this Limited Liability Company is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

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

NANCY E CASON
1900 RINGLING BOULEVARD
SARASOTA,, FL. 34236

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.

Registered Agent Signature: NANCY CASON

Article V

The name and address of managing members/managers are:

Title: MGRM
KEY CLUB ASSOCIATES LP
521 FIFTH AVENUE, SUITE 2300
NEW YORK, NY. 10175 US

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Article VI

The effective date for this Limited Liability Company shall be:

11/30/2008

Signature of member or an authorized representative of a member

Signature: NANCY CASON, ESQ