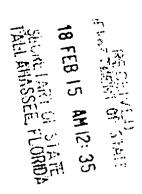
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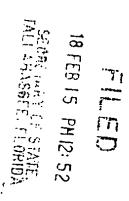
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ARTICLES OF ORGANIZATION GM SCULLY INVESTMENT TRUST, LLC A FLORIDA LIMITED LIABILITY COMPANY

The undersigned, being authorized to execute and file these Articles, hereby certifies that:

ARTICLE I – NAME

The name of the Limited Liability Company is: GM Scully Investment Trust, LLC

ARTICLE II - ADDRESS

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

Principal Office Address: 44 Red Gate Road Morristown, NJ 07960

Mailing Address:

Gate Road ARTICLE III – REGISTERED AGENT, REGISTERED OFFICE AND REGISTERED AGENT'S SIGNATURE the Florida street address of the initial Registered Agent are: Todd W. Fennell

The name and the Florida street address of the initial Registered Agent are:

Todd W. Fennell Gould Cooksey Fennell, P.A. 979 Beachland Boulevard Vero Beach, FL 32963

Having been named as initial Registered Agent and to accept service of process for the above stated Limited Liability Company at the place designated in this Article of these Articles of Organization, I hereby accept the designation 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 605 of the Florida Statutes.

Todd W. Fennell, Registered Agent

ARTICLE IV - MANAGEMENT

The Limited Liability Company shall be a manager-managed Limited Liability Company.

The initial Managers of the Limited Liability Company shall be Gerald W. Scully and Miriam D. Scully, and each shall serve as such until such Manager resigns, is removed, or can no longer serve for any reason as provided in the Operating Agreement for this Limited Liability Company.

Todd W. Fennell, Authorized Representative