

L99000009190

Florida Department of State  
Division of Corporations  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

To:  
Division of Corporations  
Fax Number : (850) 922-4003

From:  
Account Name : EMPIRE CORPORATE KIT COMPANY  
Account Number : 072450003255  
Phone : (305) 541-3694  
Fax Number : (305) 541-3770

MUH

LIMITED LIABILITY COMPANY

100 ocean garage, llc

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$155.00

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ARTICLES OF ORGANIZATION

FOR

100 OCEAN GARAGE, LLC

ARTICLE I. - NAME

The name of this Limited Liability Company ("Company") shall be:

100 OCEAN GARAGE, LLC

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DIVISION OF CORPORATIONS

ARTICLE II. - ADDRESS

The mailing address and street address of the principal office of the Company is:  
c/o RSVP Metropolitan Parking, LLC, 333 Earle Ovington Drive, Suite 1030, Uniondale, NY  
11553.

ARTICLE III. - DURATION

The period of duration for the Company shall be perpetual unless dissolved according to  
law.

ARTICLE IV. - MANAGEMENT

The Company is to be managed by its sole Member; the name and address of such  
Member is:

Name: Metropolitan Quik Park of South Florida, LLC

Address: c/o RSVP Metropolitan Parking, LLC  
333 Earle Ovington Drive, Suite 1030  
Uniondale, NY 11553  
Attention: Sharon Roth

ARTICLE V. - ADMISSION OF ADDITIONAL MEMBERS

The right of the members to admit additional members and the terms and conditions of  
the admissions shall be: new members may be admitted from time to time and upon such terms  
and conditions as shall be determined by a unanimous vote of the holders of all of the  
Membership Interests.

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ARTICLE VI - MEMBERS RIGHTS TO CONTINUE BUSINESS

The right of the members of the Company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continual membership of a member in the Company shall be determined by a unanimous vote of the remaining holders of all of the Membership Interests to continue to conduct the business of the Company under the Company's name.



Signature of a member or an authorized representative of a member.  
(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

P. A. Martin

Typed or printed name of signer

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

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

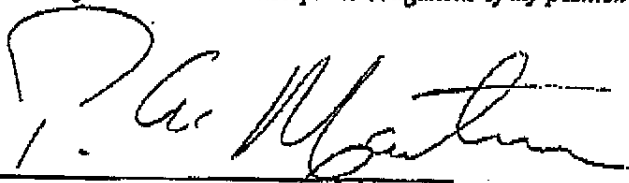
1. The name of the limited liability company is: 100 OCEAN GARAGE, LLC
2. The name and the Florida street address of the registered agent are:

PEDRO A. MARTIN, ESQ.  
NAME

Greenberg, Traurig, P.A.  
1221 Brickell Avenue, Suite 2100  
Florida street address (P.O. BOX NOT ACCEPTABLE)

Miami, Florida 33131  
CITY, STATE AND ZIP

*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.*

  
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SIGNATURE

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