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STEARNS WEAVER MILLER

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Division of Corporations

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

FECR 59th Street Partners LLC

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**ARTICLES OF ORGANIZATION OF
FEER 59TH STREET PARTNERS LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes Chapter 608, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company is FEER 59th Street Partners LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 100 South Biscayne Boulevard, Suite 1100, Miami, Florida 33131.

ARTICLE III - DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS

The name and street address of the registered agent of the Company in the State of Florida are:

<u>Name</u>	<u>Address</u>
Jeffrey Oshinsky	2200 Museum Tower 150 West Flagler Street Miami, Florida 33130

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 19th day of January, 2006.



Jeffrey Oshinsky,
Authorized Representative of Member

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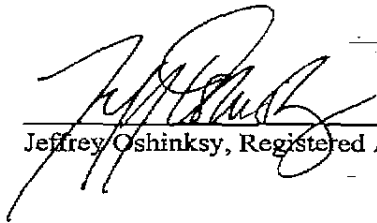
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REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for FECR 59th Street Partners LLC at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 608, Florida Statutes.

Dated: January 19, 2006

Jeffrey Oshinsky, Registered Agent

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