

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

L04000032470
FILED 8:00 AM
April 28, 2004
Sec. Of State
mthomas

Article I

The name of the Limited Liability Company is:

FF PROPERTY LLC

Article II

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

14910 SW 74 AVENUE
MIAMI, FL. 33158

The mailing address of the Limited Liability Company is:

14910 SW 74 AVENUE
MIAMI, FL. 33158

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:

TRESCOTT DRUCKER VASALLO PL
2605 PONCE DE LEON BOULEVARD
CORAL GABLES, FL. 33134

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: CHRISTOPHER D. VASALLO

Article V

The name and address of managing members/managers are:

Title: MGRM
FRANK C FARKAS
14910 SW 74 AVENUE
MIAMI, FL. 33158

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Article VI

The effective date for this Limited Liability Company shall be:

04/28/2004

Signature of member or an authorized representative of a member

Signature: FRANK C. FARKAS