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Florida Department of State
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To:

Division of Corporations
Fax Number : (850)205-0383

From:

Account Name : A I A CORPORATE SERVICES, INC.
Account Number : I20010000247
Phone : (305) 674-3313
Fax Number : (305) 675-2811

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LIMITED LIABILITY COMPANY

SPE FLORIDA 1, LLC

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02/23/2004 14:25 FAX 212 223 0072

BECKER & CO. LLC.

002/003

ARTICLES OF ORGANIZATION FOR A FLORIDA LIMITED LIABILITY COMPANY

In compliance with Chapter 608, F.S.

ARTICLE I: NAME

The name of the Limited Liability Company is:

SPE FLORIDA 1, LLC

ARTICLE II: Address

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

C/O Stuart Becker, 551 Madison Avenue, 8th fl

New York, New York 10022

ARTICLE III: REGISTERED AGENT, REGISTERED OFFICE & REGISTERED AGENT SIGNATURE

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

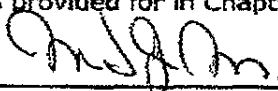
A1A Registered Agent Inc.

92 Sadberry Road

Quincy, Florida 32351

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Having been named as registered agent 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 as provided for in Chapter 608, F.S.



A1A Registered Agent Inc./ Registered Agent's Signature

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BECKER & CO. LLC.

003/003

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ARTICLE IV: MANAGEMENT

The Limited Liability Company is to be managed by one or more members and is, therefore, a Member Managed Company.

ARTICLE V: MEMBERS (optional)

Managing Member

Stuart Eichner

200 West 56th Street

New York, New York 10019

Al Blecher

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.)

Al Blecher

Typed or printed name of signee

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