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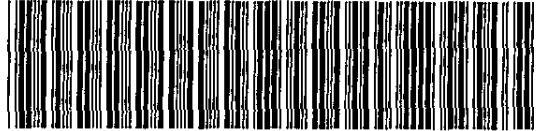
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SECRETARY OF STATE  
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REGISTRATION  
TALLAHASSEE, FLORIDA



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 901917 3623A

AUTHORIZATION :

COST LIMIT : \$ 155.00

*Lyndee*

2006 MAR -6 PM 1:46  
FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ORDER DATE : March 6, 2006

ORDER TIME : 9:25 AM

ORDER NO. : 901917-005

CUSTOMER NO: 3623A

DOMESTIC FILING

NAME: F & N PROPERTIES, LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION  
CERTIFICATE OF LIMITED PARTNERSHIP  
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
PLAIN STAMPED COPY  
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Jeanine Reynolds - EXT. 2933

EXAMINER'S INITIALS:

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TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

ARTICLES OF ORGANIZATION  
OF  
F & N PROPERTIES, LLC

FILED  
2006 MAR -6 PM 1:46  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, in forming a Florida limited liability company under Chapter 608 of the Florida Statutes, the Florida Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization for such Company.

ARTICLE I - NAME

The name of the limited liability company is F & N PROPERTIES, LLC (the "Company").

ARTICLE II - DURATION

The existence of the Company shall begin on the date these Articles of Organization are filed with the Florida Department of State, and the period of duration shall be perpetual, unless earlier dissolved in accordance with the provisions of Article VI herein, or unless earlier terminated under the Act or the Operating Agreement of the Company.

ARTICLE III - ADDRESS

The mailing address and the street address of the principal office of the Company is 101 South Ocean Blvd., #1103, Pompano Beach, Florida 33062. This address may be changed from time to time as provided in the Operating Agreement of the Company.

ARTICLE IV - INITIAL REGISTERED AGENT

The name and address of the initial Registered Agent of the Company is JACK A. BAXTER, JR., at 4530 North Federal Highway, Fort Lauderdale, Florida 33308.

ARTICLE V - CONTINUITY OF BUSINESS

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member, or on the occurrence of any other event that terminates the continued membership of a Member in the Company, the business of the Company shall not be continued and the Company shall be dissolved unless all of the remaining Members of the Company unanimously agree to continue the business of the Company.

ARTICLE VI - MANAGEMENT

The Company shall be a manager-managed Company with authority vested in a manager, who must be a Member of the Company. The initial manager shall be NEIL T. MONTELEONE, who shall serve as manager until the first annual meeting of the Members or until his successor or successors have been duly appointed, elected and qualified. His duties shall initially consist of the overall management and control of the business and affairs of the Company.

ARTICLE VII - REGULATIONS

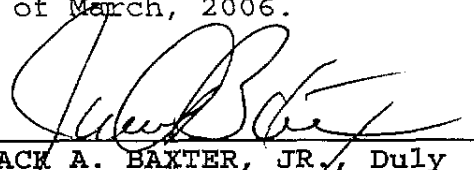
The regulation and management of the affairs of the Company

shall be governed by the Operating Agreement of the Company. The power to adopt, alter, amend or repeal the Operating Agreement of the Company shall be vested in the Members of the Company.

**ARTICLE VIII - AMENDMENTS**

The power to amend these Articles of Organization is reserved in the Members of the Company and any such amendment requires the unanimous written consent of all of the Members of the Company.

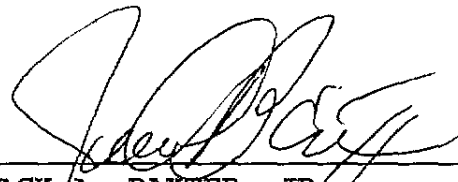
IN WITNESS WHEREOF, the undersigned have executed these Articles of Organization this 3rd day of March, 2006.

  
\_\_\_\_\_  
JACK A. BAXTER, JR., Duly  
Authorized Representative  
of the Members.

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I hereby accept the appointment as the initial Registered Agent of F & N PROPERTIES, LLC, a Florida Limited Liability Company, as made in the foregoing Articles of Organization, and agree to act in such 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 the initial Registered Agent of said F & N PROPERTIES, LLC.

Dated: March 3, 2006.

  
\_\_\_\_\_  
JACK A. BAXTER, JR.,  
Registered Agent