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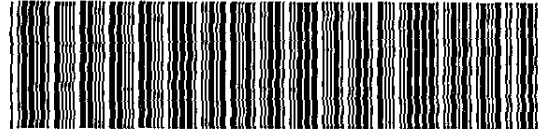
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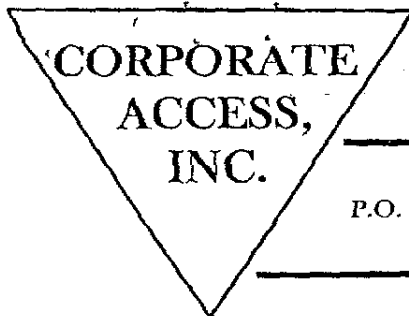
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SECRETARY OF STATE

1.

FKS Building Partners, LLC
(CORPORATE NAME AND DOCUMENT #)

2.

(CORPORATE NAME AND DOCUMENT #)

3.

(CORPORATE NAME AND DOCUMENT #)

4.

(CORPORATE NAME AND DOCUMENT #)

5.

(CORPORATE NAME AND DOCUMENT #)

6.

(CORPORATE NAME AND DOCUMENT #)

SPECIAL INSTRUCTIONS:

ARTICLES OF ORGANIZATION

OF

FKS BUILDING PARTNERS, LLC

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - Company Name:

The name of the Company is:

FKS Building Partners, LLC

ARTICLE II - Commencement and Term of Existence:

The term of existence of the Company shall be for a period of thirty (30) years from the filing date of these Articles of Organization with the Department of State.

ARTICLE III - Mailing Address of Company:

The mailing address of this Company is:

c/o Marc H. Auerbach, Esq.
201 S. Biscayne Blvd.
Suite #2000
Miami, Florida 33131

ARTICLE IV - Street Address of Company:

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

c/o Marc H. Auerbach
201 S. Biscayne Blvd.
Suite #2000
Miami, Florida 33131

ARTICLE V - Registered Agent and Registered Agent Address:

The registered agent and the street address of the registered agent of this Company in the State of Florida shall be:

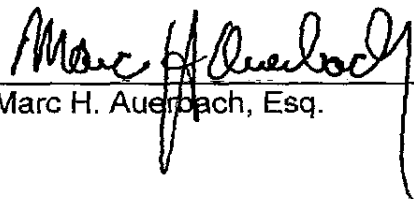
Marc H. Auerbach, Esq.
201 S. Biscayne Blvd.
Suite #2000
Miami, Florida 33131

ARTICLE VI - Management:

The Company shall be managed by its members.

IN WITNESS WHEREOF, the undersigned authorized representative of the members have executed the foregoing Articles of Organization as of the 27th day of April, 2006.

AUTHORIZED REPRESENTATIVE:

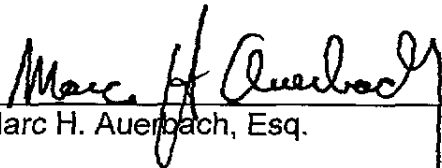


Marc H. Auerbach, Esq.

CERTIFICATE ACCEPTING DESIGNATION AS AN AGENT UPON WHOM SERVICE
OF PROCESS WITHIN THIS STATE MAY BE SERVED

The following is submitted pursuant to Section 608.415 of the Florida Statutes:

Having been appointed registered agent of FKS Building Partners, LLC, in its Articles of Organization, at the place designated in such Articles of Organization, the undersigned hereby agrees to act in this capacity and affirms that he is familiar with, and accepts, the obligations of such position.



Marc H. Auerbach, Esq.

Dated: April 27, 2006