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FLORIDA/FOREIGN LIMITED LIABILITY CO.

F&F Texas Properties, LLC

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ARTICLES OF ORGANIZATION
OF
F&F TEXAS PROPERTIES, LLC

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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 F&F Texas Properties LLC (the "Company").

ARTICLE II
ADDRESS

The mailing address and street address of the principal office of the Company is 8901 S.W. 95th Avenue, Miami, Florida 33176.

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>
Sharon Quinn Dixon	2200 Museum Tower 150 West Flagler Street Miami, Florida 33130

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IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 10th day of October, 2006.


Sharon Quinn Dixon
Authorized Representative of Members

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REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for F&F Texas Properties, 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 her duties, and is familiar with and accepts the obligations of her position as registered agent as provided for in Chapter 608, Florida Statutes.

Dated: October 10, 2006


Sharon Quinn Dixon, Registered Agent

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