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To:

Division of Corporations
Fax Number : (850) 617-6383

From:

Account Name : NATIONAL CORPORATE RESEARCH, LTD.
Account Number : I20000000088
Phone : (800) 221-0102
Fax Number : (212) 564-6083

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

FFC Development Partners LLC

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DIVISION
TALLAHASSEE, FLORIDA

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Articles of Organization

of

FFC Development Partners LLC

Article I

The name of the Limited Liability Company is:

FFC Development Partners LLC

Article II

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

60 Edgewater Drive
Coral Gables, Florida 33133

Article III

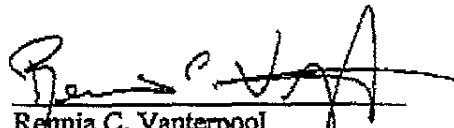
The name and the Florida street address of the registered agent are:

NATIONAL CORPORATE RESEARCH, LTD., INC.
515 East Park Avenue
Tallahassee, Florida 32301

Article IV

The Limited Liability Company shall be managed by one or more managers appointed by the members each of whom shall serve until such time as the members may appoint another person or persons to succeed him or her.

IN WITNESS WHEREOF, the undersigned, being the authorized representative of the Limited Liability Company, for the purpose of organizing a Limited Liability Company pursuant to the laws of the State of Florida, has executed these Articles of Organization this 5th day of October, 2007.


Remmia C. Vanterpool
Authorized Representative

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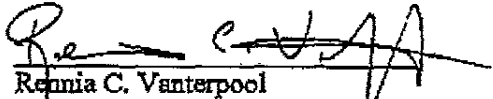
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**CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS
WITHIN FLORIDA, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED**

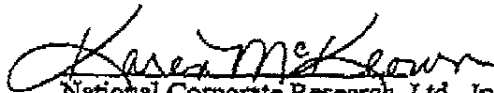
In compliance with Sections 48.091 and 608.415, Florida Statutes, FFC Development Partners LLC, desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at 60 Edgewater Drive, Coral Gables, Florida 33133, has named NATIONAL CORPORATE RESEARCH, LTD., INC., 515 East Park Avenue, Tallahassee, Florida 32301, as its agent to accept service of process within the State of Florida.

Dated:
October 5, 2007


Renna C. Vanterpool
Organizer and Authorized Representative

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 am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Dated:
October 5, 2007


National Corporate Research, Ltd., Inc.
By: KAREN MCKEOWN - Assistant Secretary
As Registered Agent

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