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FROM: B. V. M., P.A.

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Division of Corporations

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Fax Number : (850) 617-6383

From:

Account Name : BERMAN, RENNERT, VOGEL & MANDLER, P.A.
Account Number : 076103002011
Phone : (305) 577-4177
Fax Number : (305) 373-6036

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

F & F Real Estate Group II, LLC

D. BRUCE

JUN 22 2009

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**ARTICLES OF ORGANIZATION
OF
F & F REAL ESTATE GROUP II, LLC**

The undersigned, being authorized to execute and file these Articles of Organization, hereby certifies that:

ARTICLE I - Name

The name of the Limited Liability Company is: **F & F REAL ESTATE GROUP II, LLC.**

ARTICLE II - Address

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

c/o Gravier and Associates
201 Alhambra Circle, Suite 901
Coral Gables, Florida 33134

ARTICLE III - Registered Agent/Office

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

Registered Agents of Florida, LLC
100 S.E. Second Street, Suite 2900
Miami, Florida 33131

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TALLAHASSEE, FLORIDA

Having been named as registered agent and to accept service of process for the above stated limited liability company 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 its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 608, F.S.

REGISTERED AGENTS OF FLORIDA, LLC

By: _____

Charles J. Rennert, Vice President

The undersigned member has executed these Articles of Organization this 19 day of June, 2009.

Leonardo J. Caraballo,

Authorized Representative of 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.)

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