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FLORIDA/FOREIGN LIMITED LIABILITY CO.

RUNAWAY PROPERTIES - DADELAND, LLC

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**ARTICLES OF ORGANIZATION
OF
RUNAWAY PROPERTIES - DADELAND, LLC**
(a Florida limited liability company)

The undersigned, in forming a Florida limited liability company under the Florida Limited Liability Company Act, Chapter 608 of the Florida Statutes, hereby adopts the following Articles of Organization:

**ARTICLE I
NAME**

The name of the limited liability company is **RUNAWAY PROPERTIES DADELAND, LLC** (hereinafter, the "Company").

**ARTICLE II
MAILING AND PRINCIPAL ADDRESS**

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

820 San Pedro Avenue
Coral Gables, FL 33156

**ARTICLE III
REGISTERED AGENT AND REGISTERED OFFICE**

The name and street address of the Company's registered agent are:

CORPORATION SERVICE COMPANY
1201 Hays Street
Tallahassee, Florida 32301

The undersigned has executed these Articles of Organization as of this 14 day of Sept, 2007.

**RUNAWAY PROPERTIES - DADELAND,
LLC**

By: **GUMBO INTERESTS, LLLP**, Manager,
Member

By: **BLACKTOP INVESTMENTS, LLC**,
General Partner

By: Kathleen Fernandez (SEAL)
KATHLEEN FERNANDEZ,
President

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ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Having been named as registered agent and to accept service of process for RUNAWAY PROPERTIES, DADELAND, LLC at the place designated in Article III of the Articles of Organization, CORPORATION SERVICE COMPANY hereby accepts the appointment as registered agent, agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties. CORPORATION SERVICE COMPANY is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 608, F.S.

CORPORATION SERVICE COMPANY

By: Jeanine Reynolds
Name: as its agent
Date: 9-14, 2007

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