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

From: Account Name : CORPORATE CREATIONS INTERNATIONAL, INC.
Account Number : 110432003053
Phone : (561)694-8107
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**FLORIDA LIMITED LIABILITY CO.
1600 Property Holdings, LLC**

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
1600 Property Holdings, LLC

Article II. Address

The street and mailing address of the Company's initial principal office is:
1600 Property Holdings, LLC
370 Miracle Mile
Miami FL 33134

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Law Offices of Anibal Duarte-Viera, P.A.
370 Miracle Mile
Miami FL 33134

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Corporate Creations International Inc.
11380 Prosperity Farms Road #221E
Palm Beach Gardens FL 33410
(561) 694-8107

EFFECTIVE DATE

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a member-managed company. The name and address of each member is:

A & I Pardo Holdings, LTD
370 Miracle Mile
Miami FL 33134
Rafael A. Diaz
370 Miracle Mile
Miami FL 33134
Fausto E. Callava
370 Miracle Mile
Miami FL 33134
Duarte-Viura Enterprises, LP

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Article VII. Company Existence

The Company's existence shall begin effective as of November 15, 2010.

The undersigned authorized representative of a member executed these Articles of Organization on November 16, 2010.

Kelly Cianfarano

CORPORATE CREATIONS INTERNATIONAL INC.

Jim "JP" Perkins Senior Vice President
by Kelly Cianfarano as attorney-in-fact

Corporate Creations International Inc.
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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

1600 Property Holdings, LLC

REGISTERED AGENT/OFFICE:

Law Offices of Anibal Duarte-Viera, P.A.
370 Miracle Mile
Miami FL 33134

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.

Kelly Cianfarano

LAW OFFICES OF ANIBAL DUARTE-VIERA, P.A.
by Kelly Cianfarano as attorney-in-fact

Date: November 15, 2010.

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