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To:

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Account Name : EMPIRE CORPORATE KIT COMPANY
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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

CB AT GARDENGATE III, llc

Certificate of Status	0
Certified Copy	1
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(4)

ARTICLES OF ORGANIZATION
FOR
CB AT GARDENGATE III, LLC

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CLERK OF DISTRICT COURT
MIAMI, FLORIDA

ARTICLE I. - NAME:

The name of this Limited Liability Company ("Company") shall be:

CB AT GARDENGATE III, LLC

ARTICLE II. - ADDRESS

The mailing address and street address of the principal office of the Company is:
3822 West 12th Avenue, Hialeah, Florida 33012.

ARTICLE III. - DURATION

The period of duration for the Company shall be perpetual unless dissolved according to law.

ARTICLE IV. - MANAGEMENT

The Company is to be managed by: a manager or managers and the name(s) and address of such managers are:

Maurice Cayon
3822 West 12th Avenue
Hialeah, Florida 33012

Jose R. Boschetti
2901 S.W. 8th Street
Suite 204
Miami, Florida 33135

ARTICLE V. - ADMISSION OF ADDITIONAL MEMBERS

The right of the members to admit additional members and the terms and conditions of the admissions shall be: new members may be admitted from time to time and upon such terms and conditions as shall be determined by a unanimous vote of the holders of all of the Membership Interests.

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ARTICLE VI - MEMBERS RIGHTS TO CONTINUE BUSINESS

The right of the members of the Company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continual membership of a member in the Company shall be determined by a unanimous vote of the remaining holders of all of the Membership Interests to continue to conduct the business of the Company under the Company's name.

ARTICLE VII - REGISTERED AGENT AND OFFICE

The street address of the Corporation's initial registered office is 1221 Brickell Avenue, Suite 2100, City of Miami, County of Miami-Dade, State of Florida 33131, and the name of its initial registered agent at such office is Pedro A. Martin.



Signature of a member or an authorized representative of a member

Jose R. Boschetti

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PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

- CB AT GARDENGATE III, LLC

- PEDRO A. MARTIN, ESO.

NMR

Greenberg Traurig, P.A.
1221 Brickell Avenue, Suite 2100
Florida street address (P.O. BOX NOT ACCEPTABLE)

Miami, Florida 33131
CITY, STATE AND ZIP

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. I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

7/22/2009 10:00
 P. A. Mahan
 SIGNATURE

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