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From:

Account Name : CORPORATE CREATIONS INTERNATIONAL, INC.
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TALLAHASSEE, FLORIDA

LIMITED LIABILITY COMPANY

Nuttty Buddies At South Kendall Square, LLC

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Nutty Buddies At South Kendall Square, LLC

Article II. Address

The Company's street and mailing address is:
Nutty Buddies At South Kendall Square, LLC
12536 SW 120th Street
Miami FL 33186

Article III. Registered Agent

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

Jorge Piedra, Esq.
95 Merrick Way, Ste. 514
Coral Gables FL 33134

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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.
941 Fourth Street
Miami Beach FL 33138
(305) 672-0686

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Article V. Management

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

JOSEPH NAPOLI
12536 SW 120th Street Miami FL 33186
RODOLFO F. PUIG
12536 SW 120th Street Miami FL 33186
CARLOS PALACIO
12536 SW 120th Street Miami FL 33186

Article VI. Company Existence

The Company's existence shall begin effective as of November 1, 2004.

The undersigned authorized representative of a member executed these Articles of Organization on November 2, 2004.



CORPORATE CREATIONS INTERNATIONAL INC.
Franco E. Cammarata Vice President and Counsel
by D. Stoutt as attorney-in-fact

Corporate Creations International Inc.
941 Fourth Street
Miami Beach FL 33139
(305) 672-0686

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

Nutty Buddies At South Kendall Square, LLC

REGISTERED AGENT/OFFICE:

Jorge Piedra, Esq.
95 Merrick Way, Ste. 514
Coral Gables 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.



JORGE PIEDRA, ESQ.
by D. Stout as attorney-in-fact

Date: November 2, 2004

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