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Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
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DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

NUTTY BUDDIES AT OLD CUTLER, LLC

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
NUTTY BUDDIES AT OLD CUTLER, LLC

Article II. Address

The Company's street and mailing address is:
NUTTY BUDDIES AT OLD CUTLER, LLC
9370 SUNSET DRIVE
A200
MIAMI FL 33173

Article III. Registered Agent

The name and street address of the Company's registered agent is:
JORGE PIEDRA, ESQ.
2950 S.W. 27TH AVENUE
SUITE 300
MIAMI FL 33133

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.

Jorge Piedra, Esq. | FL Bar Member
Jorge L. Piedra, P.A.
2950 S.W. 27th Avenue
Suite 300
Miami FL 33133
(305) 448-7064

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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 manager-managed company. The name and address of each manager is:

RODOLFO F. PUIG
9370 SUNSET DRIVE A200 MIAMI FL 33173
CARLOS PALACIO
9370 SUNSET DRIVE A200 MIAMI FL 33173

Article VII. Company Existence

The Company's existence shall begin effective as of 9/26/2005.

The undersigned authorized representative of a member executed these Articles of Organization on 9/26/2005.



JORGE PIEDRA, ESQ.

by D. Stoutt as attorney-in-fact

Jorge Piedra, Esq. | FL Bar Member
Jorge L. Piedra, P.A.
2950 S.W. 27th Avenue
Suite 300
Miami FL 33133
(305) 448-7064

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

NUTTY BUDDIES AT OLD CUTLER, LLC

REGISTERED AGENT/OFFICE:

JORGE PIEDRA, ESQ.
2950 S.W. 27TH AVENUE
SUITE 300
MIAMI FL 33133

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. Stoutt as attorney-in-fact

Date: 9/26/2005.

Jorge Piedra, Esq. | FL Bar Member
Jorge L. Piedra, P.A.
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