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ST. CHARLES LANDING, LLC

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EMPIRE AMENDED AND RESTATED ARTICLES OF ORGANIZATION FOR ST. CHARLES LANDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I

The name of the Limited Liability Company is:

GRIFFIN LANDMARK, LLC

ARTICLE II Address

The mailing address and street address of the principal office of the Limited Liability Company is: 3721 S.W. 47th Avenue, Suite 307, Fort Lauderdale, Florida 33314.

ARTICLE III Registered Agent, Registered Office, & Registered Agent's Signature

The name and the Florida street address of the registered agent are:

Arnold M. Straus, Jr., Esquire Straus & Eisler, P.A. 10081 Pines Soulevard, Suite C Pembroke Pines, Florida 33024

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 as provided for in Chapter 608, F.S.

Amold M. Straus, Jr., Esquire Registered Agent's Signature

ARTICLE IV MANAGEMENT

The limited liability company is to be managed by the Manager.

GRIFFIN LANDMARK CORP., Manager

By: David A. Spear, Vice President

(In accordance with Section 608.408(e), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

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