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From: Account Name : EMPIRE CORPORATE KIT COMPANY  
Account Number : 072450003255  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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**FLORIDA/FOREIGN LIMITED LIABILITY CO.**

**grove title company, llc**

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**ARTICLES OF ORGANIZATION OF  
Grove Title Company, LLC**

The undersigned hereby subscribes these Articles of Organization for the purposes of organizing a limited liability company under the laws of the State of Florida.

**I.  
NAME**

The name of the Limited Liability Company is Grove Title Company, LLC (the "Company").

**II.  
PRINCIPAL OFFICE**

The mailing and street address of this Company's principal office shall be Suite 300, Grove Professional Building, 2950 SW 27<sup>th</sup> Avenue, Miami, Florida, 33133.

**III.  
REGISTERED AGENT AND REGISTERED OFFICE**

The registered agent of this Company shall be Eduardo J. Garcia whose business address is Suite 300, Grove Professional Building, 2950 SW 27<sup>th</sup> Avenue, Miami, Florida, 33133, which shall be the registered office of this limited liability company.

**IV.  
MANAGEMENT BY MEMBER**

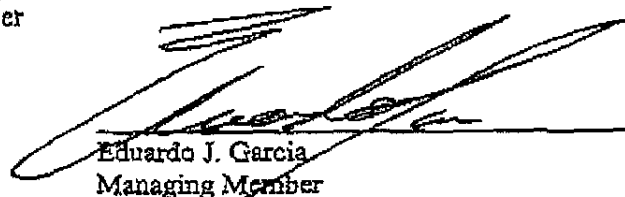
This Company shall be a member-managed company.

**V.  
MEMBERS**

The initial members of the Company shall be:

Eduardo J. Garcia  
Alfredo D. Xiques

Managing Member  
Member

  
Eduardo J. Garcia  
Managing Member

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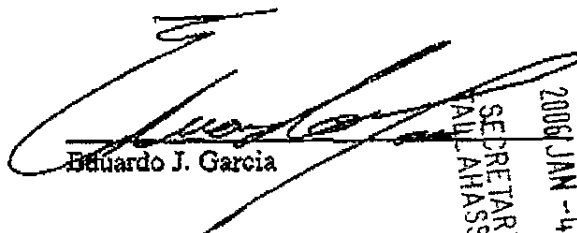
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**STATEMENT OF ACCEPTANCE  
OF  
REGISTERED AGENT OF  
GROVE TITLE COMPANY, LLC**

In accordance with the Florida Limited Liability Company Act, sections 608.407(1)(d) and 608.415(2), the undersigned hereby accepts the appointment as registered agent of the above captioned limited liability company. The registered agent further acknowledges that Suite 300, Grove Professional Building, 2950 SW 27<sup>th</sup> Avenue, Miami, Florida 33133 is the business office address of the registered agent, which will be the registered office of the limited liability company for the service of process.

Date: January 4, 2006

  
Eduardo J. Garcia

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