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To:

Division of Corporations
Fax Number : (850)205-0383

EFFECTIVE DATE

9/26/06

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305)672-0686
Fax Number : (305)672-9110

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA/FOREIGN LIMITED LIABILITY CO.**Royal Grand 1418, LLC**

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EFFECTIVE DATE

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Royal Grand 1418, LLC

Article II. Address

The street and mailing address of the Company's initial principal office is:
Royal Grand 1418, LLC
5320 South University Drive
Suite 103
Davie FL 33328

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Jorge Luis Lopez-Garcia, Esq.
1570 Madruga Avenue
Suite 211
Coral Gables FL 33146

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TALLAHASSEE, FLORIDA

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 L. Lopez-Garcia | FL Bar Member 861685
Jorge Luis Lopez-Garcia P.A.
1570 Madruga Avenue
Suite 211
Coral Gables FL 33146
305-662-2525

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

FRANCISCO COSTOYA, JR.
5320 South University Drive Suite 103
Davie FL 33328
ALBA COSTOYA
5320 South University Drive Suite 103
Davie FL 33328

Article VII. Company Existence

The Company's existence shall begin effective as of 9/26/2006.

The undersigned authorized representative of a member executed these Articles of Organization on 9/27/2006.



CORPORATE CREATIONS INTERNATIONAL INC.
Taide Baez Vice President

Jorge L. Lopez-Garcia I FL Bar Member 861685
Jorge Luis Lopez-Garcia P.A.
1570 Madruga Avenue
Suite 211
Coral Gables FL 33146
305-662-2525

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

Royal Grand 1418, LLC

REGISTERED AGENT/OFFICE:

Jorge Luis Lopez-Garcia, Esq.
1570 Madruga Avenue
Suite 211
Coral Gables FL 33146

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 LUIS LOPEZ-GARCIA, ESQ.
by T. Baez as attorney-in-fact

Date: 9/26/2006.

Jorge L. Lopez-Garcia | FL Bar Member 861685
Jorge Luis Lopez-Garcia P.A.
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