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

From: Account Name : EMPIRE CORPORATE KIT COMPANY  
Account Number : 072450003255  
Phone : (305) 634-3694  
Fax Number : (305) 633-9696

FLORIDA/FOREIGN LIMITED LIABILITY CO.

COCOPLUM BEACH VENTURES, L.L.C.

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ARTICLES OF ORGANIZATION OF  
COCOPLUM BEACH VENTURES, L.L.C.

ARTICLE I  
NAME

The name of this Limited Liability Company shall be COCOPLUM BEACH VENTURES, L.L.C., (the "Company").

ARTICLE II  
DURATION

The Company shall exist perpetually unless sooner dissolved in a manner provided by law, or as provided in the regulations adopted by the members (the "Regulations").

ARTICLE III  
PURPOSE

The Company is created for the purpose of transacting and engaging in any activity or business authorized under the Florida Statutes.

ARTICLE IV  
PRINCIPLE PLACE OF BUSINESS

The principle place of business of the Company shall be 600 Marquesa Drive, Coral Gables, Florida 33156-2342, and such other place or places as the members from time to time may determine. The mailing address of the Company is the same.

ARTICLE V  
INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The initial registered agent of the Company shall be Carlos A. Triay, Esquire. The address of the initial registered agent is 3750 N.W. 87 Avenue, Suite 100, Doral, Florida 33178.

ARTICLE VI  
MANAGEMENT

The Company will be managed by a manager or managers who is/are required to be, a member of the Company. The name and address of the manager or managers who will serve as manager or managers until the first annual meeting of the members or until his successor is selected and qualified in accordance with the Regulations are:

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Genaro J. Novoa, Manager/ Member  
600 Marquesa Drive  
Coral Gables, Florida 33156-2342

Angela E. Novoa, Member  
731 Calatrava  
Coral Gables, Florida 33143

Angela C. Novoa, Member  
600 Marquesa Drive  
Coral Gables, Florida 33156-2342

Alex G. Novoa, Member  
6250 Chapman Field Drive  
Miami, Florida 33156

**ARTICLE VII**  
**NEW MEMBERS**

No additional members shall be admitted to the Company, and no member may transfer his or her interest in the Company, except, in either case as set forth in Regulations, and if there are no Regulations then in effect, by unanimous consent of all of the members. No transferee shall have the right to participate in the management of the business and affairs of the Company or become a member unless admitted as a member upon such terms and conditions as set forth in the Regulations, and if no regulations are in effect, upon the unanimous consent of all the members. Contributions of new members shall be determined as of their time of admission to the Company.

**ARTICLE VIII**  
**DISSOLUTION AND MEMBERS RIGHTS**  
**TO CONTINUE BUSINESS**

The Company shall be terminated and dissolved upon:

- a. The vote of all members holding an interest in the Company;
- b. The expiration of the term of the Company; or
- c. The death, retirement, or resignation of a member, if the remaining members do not vote unanimously to continue the business of the Company.

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IN WITNESS WHEREOF, the undersigned has caused these Articles of Organization to be executed on the 12 day of October, 2006, effective upon filing same with the Florida Department of State.

Genaro J. Novoa  
GENARO J. NOVOA, MANAGER

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 12 day of October, 2006, by GENARO J. NOVOA, who did execute the foregoing Articles of Organization as manager, who has produced Florida Driver's Licenses as identification.

[Signature]

NOTARY PUBLIC

My Commission expires:



ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned hereby accepts the appointment of registered agent contained in the foregoing Articles of Organization.

[Signature]

CARLOS A. TRIAY, ESQUIRE

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