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To:
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From:
Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
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FLORIDA/FOREIGN LIMITED LIABILITY CO.

peebles development, llc

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Certificate of Status	0
Certified Copy	1
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**ARTICLES OF ORGANIZATION
OF
PEEBLES DEVELOPMENT, LLC**

Article I. Name.

The name of the limited liability company is:

PEEBLES DEVELOPMENT, LLC

Article II. Address.

The mailing address and the street address of the principal office of the limited liability company are:

**550 Biltmore Way, Suite 970
Coral Gables, Florida 33134**

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Article III. Registered Agent, Registered Office & Registered Agent's Signature.

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

**M & W AGENTS, INC.
2101 Corporate Boulevard, Suite 107
Boca Raton, Florida 33431**

**Robert A. Chaves, Esq.
Teschler Gutter Chaves Josepher Rubin Ruffin & Forman, PA
2101 Corporate Blvd., Suite 107
Boca Raton, Florida 33431
(561) 998-7847
Fla. Bar No. 283525**

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The undersigned, being an authorized representative of the Company, hereby certifies that the foregoing constitutes the Articles of Organization of Peebles Development, LLC.

Executed by the undersigned on Dec. 22 2006.


Robert A. Chaves, Authorized Representative

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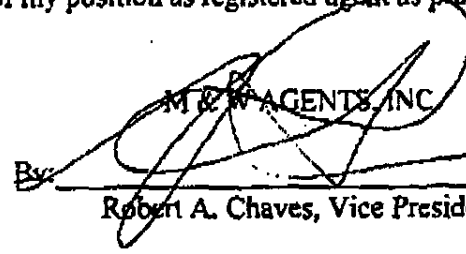
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**ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT FOR
PEEBLES DEVELOPMENT, LLC**

Having been named as registered agent 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 that 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 under Chapter 608, F.S.


By _____
Robert A. Chaves, Vice President

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