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**FLORIDA/FOREIGN LIMITED LIABILITY CO.**

**Runaway Properties, LLC**

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**ARTICLES OF ORGANIZATION  
OF  
RUNAWAY PROPERTIES, LLC  
(a Florida limited liability company)**

The undersigned, in forming a Florida limited liability company under the Florida Limited Liability Company Act, Chapter 608 of the Florida Statutes, hereby adopts the following Articles of Organization:

**ARTICLE I  
NAME**

The name of the limited liability company is **RUNAWAY PROPERTIES, LLC** (hereinafter, the "Company").

**ARTICLE II  
MAILING AND PRINCIPAL ADDRESS**

The mailing address and street address of the principal office of the Company is:

820 San Pedro Avenue  
Coral Gables, FL 33156

**ARTICLE III  
REGISTERED AGENT AND REGISTERED OFFICE**

The name and street address of the Company's registered agent are:

**BSPA CORPORATE SERVICES, INC.**  
350 East Las Olas Boulevard, Suite 1000  
Fort Lauderdale, Florida 33301

The undersigned have executed these Articles of Organization as of this 14th day of February, 2007.

**RUNAWAY PROPERTIES, LLC**

By: **GUMBO INTERESTS, LLLP**, Member,  
Manager

By: **BLACKTOP INVESTMENTS, LLC**,  
General Partner

By:   
**JOSE FERNANDEZ**, Member,  
Manager

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**ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT**

Having been named as registered agent and to accept service of process for RUNAWAY PROPERTIES, LLC at the place designated in Article III of the Articles of Organization, BSPA CORPORATE SERVICES, INC. hereby accepts the appointment as registered agent, agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties. BSPA CORPORATE SERVICES, INC. is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 608, F.S.

**BSPA CORPORATE SERVICES, INC.**By: *[Signature]*Name: L. L. Schneider, V.P.Date: 2/15, 2007

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