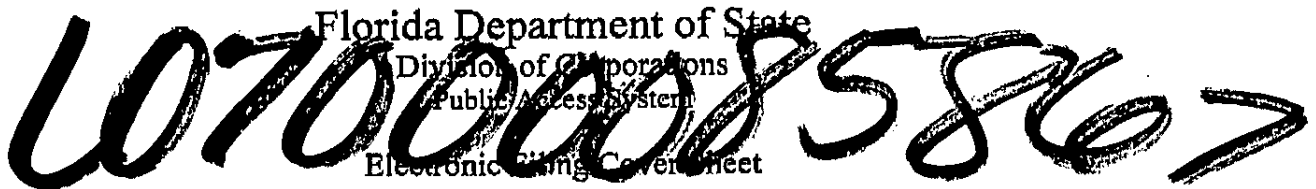


Division of Corporations

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

From:

Account Name : DUANE MORRIS & HECKSCHER, LLP  
Account Number : I19990000059  
Phone : (305)960-2220  
Fax Number : (305)960-2201

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**FLORIDA/FOREIGN LIMITED LIABILITY CO.****RUNAWAY PROPERTIES - GRANT OAKS, LLC**

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**ARTICLES OF ORGANIZATION  
OF  
RUNAWAY PROPERTIES - GRANT OAKS, 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 - GRANT OAKS, 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:

**CORPORATION SERVICE COMPANY**  
1201 Hays Street  
Tallahassee, Florida 32301

The undersigned has executed these Articles of Organization as of this 17 day of August, 2007.

**RUNAWAY PROPERTIES - GRANT OAKS, LLC**

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

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

By: *Jose Fernandez* (SEAL)  
**JOSE FERNANDEZ**, Manager,  
Member

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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 - GRANT OAKS, LLC** at the place designated in Article III of the Articles of Organization, **CORPORATION SERVICE COMPANY** 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. **CORPORATION SERVICE COMPANY** is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 608, F.S.

**CORPORATION SERVICE COMPANY**

By:  **Jeanine Reynolds**  
Name: \_\_\_\_\_ as its agent  
Date: 8-16, 2007

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