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FLORIDA/FOREIGN LIMITED LIABILITY CO.

PIE HOTEL ASSOCIATES, LLC

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J. BRYAN

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ARTICLES OF ORGANIZATION OF PIE HOTEL ASSOCIATES, LLC

The undersigned, acting as the organizer of a limited liability company to be formed under the Florida Limited Liability Company Act, as amended (the "Act"), hereby forms a Florida limited liability company (this "Company") pursuant to the Act and hereby sets forth the following Articles of Organization:

ARTICLE 1 Name

The name of this Company shall be: PIE HOTEL ASSOCIATES, LLC.

ARTICLE II Place of Business

The principal place of business and mailing address of this Company shall 500 N. Westshore Blvd., Suite 740, Tampa, Florida 33609, and such other place places as may be designated by the manager from time to time.

ARTICLE III Registered Agent and Office

The initial registered agent for this Company shall be Michael T. Cronin, and the address of the registered agent for service of process shall be 911 Chestnut Street, Clearwater, Florida 33756.

ARTICLE IV Management of Business

The Company shall be manager-managed.

The undersigned has executed these Articles of Organization this 7th day of January, 2008.

Michael T. Cronin, Authorized Representative

Prepared By:

Michael T. Cronin, Esquire Johnson, Pope, Bokor, Ruppel & Burns, LLP 911 Chestnut Street Clearwater, Florida 33758 (727) 481-1818 Bar No. 0469841

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CERTIFICATE OF DESIGNATION AND ACCEPTANCE REGISTERED AGENT

The undersigned, having been named Registered Agent and designated to accept service of process for the above-stated Company, at the place designated above, hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of the duties hereunder.

Dated: Jon 7, Leves

Michael T. Cronin

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SECRETARY OF STATE SECRETARY OF STATE OF CORPORATIONS