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To:

Division of Corporations
Fax Number : (850)617-6383

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)694-1639

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA/FOREIGN LIMITED LIABILITY CO.

404 Morgan Center, LLC

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TALLAHASSEE, FLORIDA

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
404 Morgan Center, LLC

Article II. Address

The street and mailing address of the Company's initial principal office is:
404 Morgan Center, LLC
500 S. Dixie Highway, Suite 203
Coral Gables FL 33146

Article III. Registered Agent

The name and street address of the Company's registered agent is:
FMR Corp
One Unity Square
401 SW 27th Avenue
Miami FL 33135

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Corporate Creations International Inc.
11380 Prosperity Farms Road #221E
Palm Beach Gardens FL 33410
(561) 694-8107

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a member-managed company. The name and address of each member is:

RED PROPERTIES, LLC
500 S. Dixie Highway, Suite 203
Coral Gables FL 33146

Article VII. Company Existence

The Company's existence shall begin effective as of July 6, 2009.

The undersigned authorized representative of a member executed these Articles of Organization on July 6, 2009.



CORPORATE CREATIONS INTERNATIONAL INC.
Luis A. Uriarte President and Chief Strategy Officer
by S. Simons as attorney-in-fact

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Corporate Creations International Inc.
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Palm Beach Gardens FL 33410
(561) 694-8107

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

404 Morgan Center, LLC

REGISTERED AGENT/OFFICE:

FMR Corp
One Unity Square
401 SW 27th Avenue
Miami FL 33135

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TALLAHASSEE, FLORIDA

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



FMR CORP

by S. Simons as attorney-in-fact

Date: July 6, 2009.

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