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Division of Corporations

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CHARTER VENTURE 59 STREET LLC

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**ARTICLES OF ORGANIZATION
CHARTER VENTURE 59 STREET LLC**

The undersigned hereby subscribes these Articles of Organization for the purposes of organizing a limited liability company under the laws of the State of Florida.

**I.
NAME**

The name of the Limited Liability Company Charter Venture 59 Street LLC (the "Company").

**II.
PRINCIPAL OFFICE**

The street address of this Company's principal office and the mailing address shall be 13911 SW 42nd Street, Suite 209, Miami, Florida 33175.

**III.
REGISTERED AGENT AND REGISTERED OFFICE**

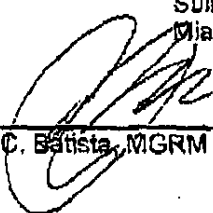
The registered agent of this Company shall be Rodolfo L. Ayan whose business address is 13911 SW 42nd Street, Suite 209, Miami, FL 33175, which shall be the registered office of this limited liability company.

**IV.
MANAGEMENT BY MEMBERS**

This Company shall be member-managed company. The initial Managing Members of the Company are:

Julio C. Batista MGRM
13911 SW 42nd Street
Suite 209
Miami, Florida 33175

Rodolfo L. Ayan MGRM
13911 SW 42nd Street
Suite 209
Miami, Florida 33175


Julio C. Batista, MGRM


Rodolfo L. Ayan, MGRM

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**STATEMENT OF ACCEPTANCE
OF
REGISTERED AGENT OF**

CHARTER VENTURE 59 STREET LLC

In accordance with the Florida Limited Liability Company Act, sections 608.407(1)(d) and 608.415(2), the undersigned hereby accepts the appointment as registered agent of the above captioned limited liability company. The registered agent further acknowledges that 13911 SW 42nd Street, Suite 209, Miami, Florida 33175 is the business office address of the registered agent, which will be the registered office of the limited liability company for the service of process.

Date: August 28th, 2013


Rodolfo L. Ayan