

Florida Department of State
Division of Corporations
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To: Division of Corporations
Fax Number : (850) 922-4003

From:
Account Name : PRATS, FERNANDEZ & CO.
Account Number : I19980000078
Phone : (305) 444-8333
Fax Number : (305) 444-8334

**LIMITED LIABILITY COMPANY
INTERNATIONAL REALTY & PARTNERS LLC**

Certificate of Status		0
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**ARTICLES OF ORGANIZATION
OF**

INTERNATIONAL REALTY & PARTNERS L.L.C.

The undersigned hereby subscribes this certificate of Incorporation for the purpose of forming a limited liability company under the Florida Limited Liability Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of organization :

ARTICLE I: NAME

The name of the limited liability company shall be

INTERNATIONAL REALTY & PARTNERS L.L.C.
("Company")

ARTICLE II: ADDRESS

The mailing address and street address of the principal office of the Company shall be at 1390 Brickell Ave. Suite 275
Miami, FL 33131.

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ARTICLE III: DURATION

The company shall commence its existence on the date these Articles of Organization are filed by the Florida Department of State.
The Company's existence shall be perpetual unless the Company is earlier dissolved as provided in these Articles of Organization.

Preparer's Name: Francisco J. Fernandez
2121 Ponce de Leon Blvd. # 240
Coral Gables, FL 33134.
Phone: 305-444-8833.

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ARTICLE IV: BUSINESS PURPOSE

A limited liability company may be organized under F.S. Chapter 608 for any lawful purpose, except that special statutes for the regulation and control of specific types of business shall control when in conflict herewith.

ARTICLE V : ADMISSION OF NEW MEMBERS

No additional members shall be admitted to the Company except with the unanimous written consent of all the members of the Company and upon such terms and conditions as shall be determined by all members. A member may transfer his or her interest in the Company as set forth in the regulations of the company, but the transferee shall have no right to participate in the management of the business and affairs of the company or become a member unless all other members of the Company other than a member proposing to

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dispose of his or her interest approve of the proposed transfer by unanimous written consent.

ARTICLE VI: TERMINATION OF EXISTENCE

The Company shall be dissolved upon the death, bankruptcy, or dissolution of a member or manager, or upon the occurrence of any other event that terminates the continued membership of a member in the Company, unless the business of the Company is continued by the consent of all the remaining members, provided there are at least two remaining members.

ARTICLE VII: MEMBERS

The names and post office addresses of the initial members of the Company are as follows:

Camilo Lopez
Director, President, Secretary & Treasurer

Hernando Forero
Director

1390 Brickell Ave. Suite 275
Miami, FL 33131.

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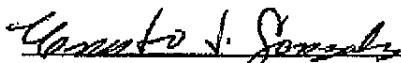
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TALLAHASSEESTATE OF FLORIDA
COUNTY OF MIAMI DADE

Before me, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared **FRANCISCO J. FERNANDEZ** who first having been duly sworn, personally known to be the above limited liability company and who subscribed the above Articles of Organization of **INTERNATIONAL REALTY & PARTNERS L.L.C.** for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Coral Gables, Miami Dade County, Florida this 20th day of November of 2000.


Ernesto J. Gonzalez -Notary Public-
State of Florida at large-



ERNESTO J. GONZALEZ
My Comm Exp. 7/12/2001
Bonded By Service Ins
No. CC642677
() Personally Known () Other I.D.

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The undersigned authority has been given a thorization by the officers of the above limited liability company to represent them in the organization of
INTERNATIONAL REALTY & PARTNERS L.L.C.

By :



Francisco J. Fernandez

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DESIGNATION AND ACCEPTANCE
OF REGISTERED AGENT

In pursuance of Florida Statutes, Chapter 608, the Articles of Organization of **INTERNATIONAL REALTY & PARTNERS L.L.C.** are submitted under the laws of Florida,
the name and street address of the registered agent of the Company is:
Gabriel Prats with offices at 2121 Ponce de Leon Blvd., Suite 240, Coral Gables, FL 33134.

The undersigned, having been named to accept service of process for the above stated limited liability company, I hereby accept to act in this capacity, and agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and is familiar with and accept the obligations of the position as registered agent.



Gabriel Prats

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