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Florida Department of State  
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To:  
Division of Corporations  
Fax Number : (850)205-0383

From:  
Account Name : FLORIDA INCORPORATORS, INC.  
Account Number : 075350000473  
Phone : (305)379-7907  
Fax Number : (305)402-3141

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**LIMITED LIABILITY COMPANY**

**Flip Properties, L.L.C.**

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ARTICLES OF ORGANIZATION FOR

Flip Properties, L.L.C.

A FLORIDA LIMITED LIABILITY COMPANY

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ARTICLE I - Name:

The name of the Limited Liability Company is:

Flip Properties, L.L.C.

ARTICLE II - Mailing and Street Address:

The mailing and street address of the Limited Liability Company is:

Flip Properties, L.L.C.  
3301 NE 5th Ave. #218  
Miami, FL 33137

ARTICLE III - Duration:

The period of duration for the Limited Liability Company shall be:

30 years

ARTICLE IV - Management:

The Limited Liability Company is to be managed by its members who shall be empowered to act on behalf of the

FLORIDA INCORPORATORS, INC.  
8875 Hidden River Pkwy, Ste 300 1  
Tampa, FL 33637  
(813) 632-7882

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TALLAHASSEE, FLORIDA

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Limited Liability Company, and the name and address of the Managing Member is:

Victor Fernando Hernandez Managing Member  
3301 NE 5th Ave. #218  
Miami, FL 33137

ARTICLE V - Admission of Additional Members:

The right, if given, of the remaining members to admit additional members and the terms and conditions of the admissions shall be:

The remaining members may admit additional members upon the majority vote of the remaining members consenting to the admission of the additional member.

ARTICLE VI - Members Rights to Continue Business:

The right of the remaining members of the limited liability company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company shall be:

The remaining members have the right to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company upon the majority vote of the remaining members.

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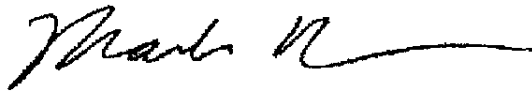
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**ARTICLE VII - Registered Agent:**

The initial registered agent and registered office of the limited liability company shall be:

Florida Incorporators, Inc.  
8875 Hidden River Pkwy, Ste. 300  
Tampa, FL 33637

DATED: September 23, 2004

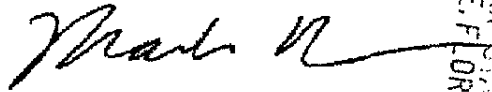


\_\_\_\_\_  
Mark Hankins  
Authorized Representative

ACCEPTANCE OF REGISTERED AGENT

I hereby declare I am familiar with and accept the duties and responsibilities as registered agent of the limited liability company.

FLORIDA INCORPORATORS, Inc.



By: \_\_\_\_\_  
MARK HANKINS, President

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