

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L05000006271
FILED 8:00 AM
January 20, 2005
Sec. Of State
jbryan

Article I

The name of the Limited Liability Company is:

HIBISCUS ISLE PARTNERS LLC

Article II

The street address of the principal office of the Limited Liability Company is:

11900 BISCAYNE BLVD.
SUITE 262
MIAMI, FL. 33181

The mailing address of the Limited Liability Company is:

11900 BISCAYNE BLVD.
SUITE 262
MIAMI, FL. 33181

Article III

The purpose for which this Limited Liability Company is organized is:

TO ACQUIRE, DEVELOP, OWN, MAINTAIN, OPERATE, RENT, SELL OR
OTHERWISE TRANSFER OR DISPOSE OF OR LEASE REAL PROPERTY AND
TO CARRY ON OR ENGAGE IN ANY OTHER ACTIVITIES OR
TRANSACTIONS NECESSARY TO ACCOMPLISH THE FOREGOING
PURPOSES.

Article IV

The name and Florida street address of the registered agent is:

BONNIE SOCKEL-STONE
11900 BISCAYNE BLVD.
SUITE 262
MIAMI, FL. 33181

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: BONNIE SOCKEL-STONE

Article V

The name and address of managing members/managers are:

Title: MGRM
ELLIOT STONE
11900 BISCAYNE BLVD. SUITE 262
NORTH MIAMI, FL. 33181

Title: MGRM
F. ANDREW HEATWOLE
808 NEWTOWN ROAD
VIRGINIA BEACH, VA. 23462

Title: MGRM
F. SCOTT RIPLEY
808 NEWTOWN ROAD
VIRGINIA BEACH, VA. 23462

Title: MGRM
RONALD C RIPLEY
808 NEWTOWN ROAD
VIRGINIA BEACH, VA. 23462

Article VI

The effective date for this Limited Liability Company shall be:

01/20/2005

Signature of member or an authorized representative of a member

Signature: ELLIOT STONE

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