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ACCOUNT NO. : 072100000032

REFERENCE : 212910 5011958

AUTHORIZATION :

*Patricia Pyzdek*

COST LIMIT : \$ 155.00

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ORDER DATE : February 18, 2005

ORDER TIME : 10:14 AM

ORDER NO. : 212910-005

CUSTOMER NO: 5011958

CUSTOMER: Lauren Rodgers  
Greenspoon Marder Hirschfeld  
Rafkin Ross & Berger, P.a.  
Suite 500  
201 East Pine Street  
Orlando, FL 32801

DOMESTIC FILING

NAME: MAGNUM RENOVATIONS PROPERTY  
INVESTORS, LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION  
CERTIFICATE OF LIMITED PARTNERSHIP  
☒ ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

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CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Carina L. Dunlap - EXT. 2951

EXAMINER'S INITIALS: \_\_\_\_\_

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**ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED  
LIABILITY COMPANY**

**ARTICLE I - Name:**

The name of the Limited Liability Company is:

Magnum Renovations Property Investors, LLC, a Florida limited liability company

**ARTICLE II - Address:** The mailing address and street address of the principal office of the Limited Liability Company is:

**Principal Office Address:**

181 Bristol Forest Trail  
Sanford, Florida 32771

**Mailing Address:**

181 Bristol Forest Trail  
Sanford, Florida 32771

**ARTICLE III - Registered Agent, Registered Office, & Registered Agent's  
Signature:**

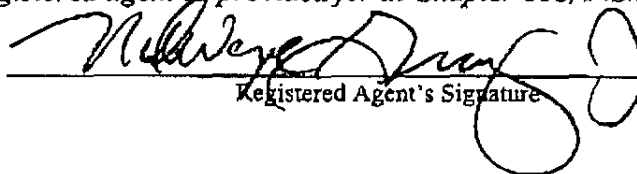
The name and the Florida street address of the registered agent are:

N. Dwayne Gray, Jr.

201 East Pine Street, Suite 500

Orlando, Florida 32801

*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 as provided for in Chapter 608, F.S..*

  
\_\_\_\_\_  
Registered Agent's Signature

(CONTINUED)

Page 1 of 2

**ARTICLE IV- Manager(s) or Managing Member(s):**

The name and address of each Manager or Managing Member is as follows:

**Title:**

"MGR" = Manager

"MGRM" = Managing Member

**Name and Address:**

Mark Anthony Velez, MGRM

181 Bristol Forest Trail  
Sanford, Florida 32771

George E. Perentesis, MGRM

P.O. Box 59  
Points, West Virginia 25437

Cory Kent, MGRM

4023 Andover Cay Blvd.  
Orlando, Florida 32825

(Use attachment if necessary)

**NOTE: An additional article must be added if an effective date is requested.**

**REQUIRED SIGNATURE:**

Signature of a member or an authorized representative of a member.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

N. Dwayne Gray, Jr., Esq.

Typed or printed name of signee

**Filing Fees: \$125.00 Filing Fee for Articles of Organization and Designation  
of Registered Agent  
\$ 30.00 Certified Copy (Optional)  
\$ 5.00 Certificate of Status (Optional)**