

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

L05000017505
FILED 8:00 AM
February 21, 2005
Sec. Of State
mhodges

Article I

The name of the Limited Liability Company is:
RESIDENTIAL PROPERTY REALTY ADVISORS, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
6301 NW 5TH WAY
SUITE 2900
FORT LAUDERDALE, FL. 33309

The mailing address of the Limited Liability Company is:
6301 NW 5TH WAY
SUITE 2900
FORT LAUDERDALE, FL. 33309

Article III

The purpose for which this Limited Liability Company is organized is:
RESIDENTIAL REAL ESTATE SALES

Article IV

The name and Florida street address of the registered agent is:
ELIAS PORRAS
6301 NW 5TH WAY
SUITE 2900
FORT LAUDERDALE, FL. 33309

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: ELIAS PORRAS

Article V

The name and address of managing members/managers are:

Title: MGRM
ELIAS PORRAS
6301 NW 5TH WAY, SUITE 2900
FORT LAUDERDALE, FL. 33309

Title: MGR
RONALD A SCHAGRIN
6301 NW 5TH WAY, SUITE 2900
FORT LAUDERDALE, FL. 33309

Title: MGR
NICHOLAS A SOLIMINE
6301 NW 5TH WAY, SUITE 2900
FORT LAUDERDALE, FL. 33309

Article VI

The effective date for this Limited Liability Company shall be:

02/21/2005

Signature of member or an authorized representative of a member

Signature: ELIAS PORRAS

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