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## To:

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## From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
Account Number : 110432003053  
Phone : (305)672-0686  
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## LIMITED LIABILITY COMPANY

Fondi Property Holdings, LLC

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EFFECTIVE DATE

11/04/05

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## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
Fondi Property Holdings, LLC

### Article II. Address

The Company's street and mailing address is:  
Fondi Property Holdings, LLC  
2828 Coral Way Suite 450  
Miami FL 33145

### Article III. Registered Agent

The name and street address of the Company's registered agent is:  
Miguel F. Mirabal  
2828 Coral Way Suite 450  
Miami FL 33145

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### Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Miguel F. Mirabal | FL Bar Member 938181  
Global Title Group, Inc.  
2828 Coral Way Suite 450  
Miami FL 33145  
305-445-6005

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a manager-managed company. The name and address of each manager is:

SANDRA DIEZ  
2828 Coral Way Suite 450 Miami FL 33145  
LUIS FONSECA  
2828 Coral Way Suite 450 Miami FL 33145

Article VII. Company Existence

The Company's existence shall begin effective as of 11/4/2005.

The undersigned authorized representative of a member executed these Articles of Organization on 11/4/2005.

\_\_\_\_\_  
MIGUEL F. MIRABAL

by K. Sarria as attorney-in-fact

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SECOND DISTRICT OF FLORIDA  
TALLAHASSEE, FLORIDA

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2828 Coral Way Suite 450  
Miami FL 33145  
305-445-6005

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## STATEMENT OF REGISTERED AGENT

### LIMITED LIABILITY COMPANY:

Fondi Property Holdings, LLC

### REGISTERED AGENT/OFFICE:

Miguel F. Mirabal  
2828 Coral Way Suite 450  
Miami FL 33145

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.

\_\_\_\_\_  
MIGUEL F. MIRABAL  
by K. Sarria as attorney-in-fact

Date: 11/4/2005.

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