

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

L06000051539
FILED 8:00 AM
May 18, 2006
Sec. Of State
mthomas

Article I

The name of the Limited Liability Company is:

IP 108 TULIP TREE, LLC

Article II

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

1201 U.S. HIGHWAY ONE
SUITE 350A
NORTH PALM BEACH, FL. 33408

The mailing address of the Limited Liability Company is:

1201 U.S. HIGHWAY ONE
SUITE 350A
NORTH PALM BEACH, FL. 33408

Article III

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

ANY AND ALL LAWFUL BUSINESS.

Article IV

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

DEBORAH KRINER
1201 U.S. HIGHWAY ONE
SUITE 350A
NORTH PALM BEACH, FL. 33408

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: DEBORAH KRINER

Article V

The name and address of managing members/managers are:

Title: MGR
IDEAL PROPERTIES MANAGEMENT, INC.
1201 U.S. HIGHWAY ONE, SUITE 350A
NORTH PALM BEACH, FL. 33408

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Signature of member or an authorized representative of a member

Signature: RICK RIDER