

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

L07000071092
FILED 8:00 AM
July 09, 2007
Sec. Of State
Isellers

Article I

The name of the Limited Liability Company is:

COSTA 1031 EXCHANGE SERVICES, LLC

Article II

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

1930 HARRISON STREET
SUITE 603
HOLLYWOOD, FL. US 33020

The mailing address of the Limited Liability Company is:

1930 HARRISON STREET
SUITE 603
HOLLYWOOD, FL. US 33020

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:

JEFFERSON P JOHNSTON
1930 HARRISON STREET
SUITE 603
HOLLYWOOD, FL. 33020

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: JEFFERSON P. JOHNSTON

Article V

The name and address of managing members/managers are:

Title: MGR
ANDREW G COSTA
1930 HARRISON STREET, SUITE 603
HOLLYWOOD, FL. 33020 US

L07000071092
FILED 8:00 AM
July 09, 2007
Sec. Of State
Isellers

Article VI

The effective date for this Limited Liability Company shall be:

07/09/2007

Signature of member or an authorized representative of a member

Signature: JEFFERSON P. JOHNSTON