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Fax Number : (850)617-6383

Effective Date

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From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
Account Number : 110432003053  
Phone : (561)694-8107  
Fax Number : (561)694-1639

FLORIDA/FOREIGN LIMITED LIABILITY CO.

Sunshine Realty Management, LLC.

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EXAMINER



July 14, 2009

FLORIDA DEPARTMENT OF STATE  
Division of Corporations  
CORPORATE CREATIONS INTERNATIONAL INC

SUBJECT: SUNSHINE REALTY MANAGEMENT, LLC  
REF: W09000032102

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The Florida Statutes require an entity to designate a street address for its principal office address. A post office box is not acceptable for the principal office address. The entity may, however, designate a separate mailing address. The mailing address may be a post office box.

If you have any further questions concerning your document, please call (850) 245-6855.

Tammy Hampton  
Regulatory Specialist II  
Registration/Qualification Section

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## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
Sunshine Realty Management, LLC.

### Article II. Address

The street and mailing address of the Company's initial principal office is:  
Sunshine Realty Management, LLC.  
257 Crabapple Road  
Manhasset NY 11030

### Article III. Registered Agent

The name and street address of the Company's registered agent is:  
Ellis Ged & Bodden, P.A.  
7171 North Federal Highway  
Boca Raton FL 33487

### 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.

Corporate Creations International Inc.  
11380 Prosperity Farms Road #221E  
Palm Beach Gardens FL 33410  
(561) 694-8107

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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 member-managed company. The name and address of each member is:

PAUL V. MARINO  
P.O. Box 762  
Manhasset NY 11030  
MARIO A. MARINO  
P.O. Box 762  
Manhasset NY 11030

Article VII. Company Existence

The Company's existence shall begin effective as of July 13, 2009.

The undersigned authorized representative of a member executed these Articles of Organization on July 14, 2009.



CORPORATE CREATIONS INTERNATIONAL INC.

Jim E. "JP" Perkins Senior Vice President  
by Diana Urrego as attorney-in-fact

Corporate Creations International Inc.  
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## STATEMENT OF REGISTERED AGENT

### LIMITED LIABILITY COMPANY:

Sunshine Realty Management, LLC.

### REGISTERED AGENT/OFFICE:

Ellis Ged & Bodden, P.A.  
7171 North Federal Highway  
Boca Raton FL 33487  
UNITED STATES

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.



ELLIS GED & BODDEN, P.A.  
by Diana Urrego as attorney-in-fact

Date: July 13, 2009.

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