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Florida Department of State  
Division of Corporations  
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## To:

Division of Corporations  
Fax Number : (850) 617-6343

## From:

Account Name : EMPIRE CORPORATE KIT COMPANY  
Account Number : 072450003255  
Phone : (305) 634-3694  
Fax Number : (305) 633-9696

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TALLAHASSEE, FLORIDA

## FLORIDA/FOREIGN LIMITED LIABILITY CO.

## SANDPIPER REAL ESTATE HOLDINGS, LLC

Certificate of Status	0
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**C. LEWIS**

OCT 14 2009

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**ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY**

**ARTICLE I - Name:**

The Name of the Limited Liability Company is:

**SANDPIPER REAL ESTATE HOLDINGS, LLC**

**ARTICLE II - Address:**

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

**2500 E. Hallandale Beach Blvd., Suite PH 1  
Hallandale Beach, Florida 33009**

**ARTICLE III - Duration:**

The period of duration for the Limited Liability Company shall be:

**Perpetual**

**ARTICLE IV - Management:**

The Limited Liability Company is to be managed by two (2) managers and the names and addresses of such managers who are to serve as managers are:

**Salvador Termini  
11019 Ledgeport Lane  
Windermere, FL 32786**

**and**

**Sandpiper Property Services, Inc.  
2500 E. Hallandale Beach Blvd., Suite PH 1  
Hallandale Beach, Florida 33009**

By: 

**Ignacio Martinez, as President of  
Sandpiper Property Services, Inc.**

**Signature of a member or an authorized representative of a member**

(In accordance with section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

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**ARTICLE V - Admission of Additional Members:**

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be:

**Pursuant to the Management Agreement**

**ARTICLE VI - Members Rights to Continue Business:**

The right, if given, of the remaining members of the limited liability company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company shall be:

**Pursuant to the Management Agreement**

**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the limited liability company is:

**SANDPIPER REAL ESTATE HOLDINGS, LLC**

2. The name and address of the registered agent is:

**HOMETOWN PROPERTY MANAGEMENT, INC.  
2500 E. Hallandale Beach Blvd., Suite PH 1  
Hallandale Beach, Florida 33009**

*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.*

  
\_\_\_\_\_  
Ignacio A. Martinez, President of Hometown Property Management, Inc.

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