

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

L09000113918
FILED 8:00 AM
November 30, 2009
Sec. Of State
nculligan

Article I

The name of the Limited Liability Company is:

ONE SOTHEBY'S INTERNATIONAL REALTY II LLC

Article II

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

1537 SAN REMO AVE.
CORAL GABLES, FL. US 33146

The mailing address of the Limited Liability Company is:

1537 SAN REMO AVE.
CORAL GABLES, FL. US 33146

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:

MAYI DE LA VEGA
1537 SAN REMO AVE
CORAL GABLES, FL. 33146

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: MAYI DE LA VEGA

Article V

The name and address of managing members/managers are:

Title: MGRM
MAYI DE LA VEGA
1537
CORAL GABLES, FL. 33146 US

Title: MGR
DANIEL DE LA VEGA
1537 SAN REMO AVE
CORAL GABLES, FL. 33146 US

Title: MGR
FERNANDO VALVERDE
1537 SAN REMO AVE
CORAL GABLES, FL. 33146 US

Article VI

The effective date for this Limited Liability Company shall be:

11/25/2009

Signature of member or an authorized representative of a member

Signature: DANIEL DE LA VEGA

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