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Division of Corporations

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FLORIDA DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

FLORIDA LIMITED LIABILITY CO.

253 Minorca Beach, LLC

Certificate of Status	0
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**ARTICLES OF ORGANIZATION
FOR
253 MINORCA BEACH, LLC**

The undersigned, desiring to form a limited liability company under and pursuant to Florida Statute Chapter 605 entitled the "Florida Revised Limited Liability Company Act," does hereby adopt the following Articles of Organization for such company:

ARTICLE I - NAME AND PURPOSE

The name of the company shall be: **253 Minorca Beach, LLC**

The purpose of the Company shall be purchase, management, leasing, and sale of real property, and any other lawful business in the State of Florida.

ARTICLE II - ADDRESS

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

1. The Principal Office location of the Company is:
1559 Bluewater Run, Chuluota, FL 32766
2. The Mailing Address of the Company is:
1559 Bluewater Run, Chuluota, FL 32766

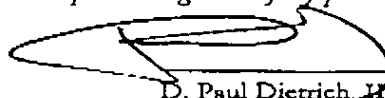
**ARTICLE III - CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605.0113 FLORIDA STATUTES, AND 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 and the Florida street address of the registered agent are:

**Swann Hadley Stump Dietrich & Spears, P.A.
200 E. New England Ave., Suite 300
Winter Park, Florida 32789**

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 as provided for in Chapter 605, F.S.


D. Paul Dietrich II, Esq., on behalf of
Swann Hadley Stump Dietrich & Spears, P.A.

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ARTICLE IV – MANAGEMENT

The Company is to be Manager - managed and the name and address of the Managers is:

1. **TipCo Properties, LLC** - 1559 Bluewater Run, Chuluota, FL 32766

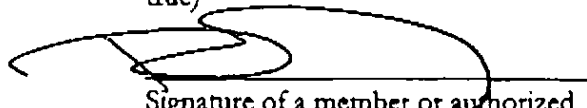
ARTICLE V – EFFECTIVE DATE AND DURATION

The effective Date for the Company shall be the date of filing with the State of Florida Division of Corporations. The period of duration for the Company shall be **perpetual** unless terminated as provided in the Operating Agreement.

ARTICLE VI - 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 as provided in the Company Operating Agreement.

(In accordance with Section 605.0203(1)(b) Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true)



Signature of a member or authorized
Representative of a member

Brian A. Mills, Esq.
Swann Hadley Stump Dietrich & Spears, P.A.
1031 W. Morse Blvd., Suite 350
Winter Park, Florida 32789

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