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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

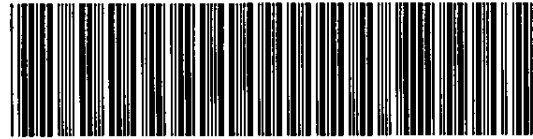
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T. CLINE
JAN 17 2012
EXAMINER



FLORIDA DEPARTMENT OF STATE
Division of Corporations

January 17, 2012

THOMAS SAWYER
3355 SE COURT DRIVE
STUART, FL 34997

SUBJECT: TEAM PARKS REALTY, LLC
Ref. Number: W12000002807

We have received your document for TEAM PARKS REALTY, LLC and your check(s) totaling \$160.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Pursuant to section 608.409(2), F.S., the effective date must be specific, cannot be more than five business days prior to the date of filing or more than 90 days after the date of filing. Our office received your document on January 12, 2012. Please amend your document accordingly.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6020.

Tammi Cline
Regulatory Specialist II

Letter Number: 212A0000103

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TALLAHASSEE, FLORIDA

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THE LAW OFFICE OF THOMAS R. SAWYER, PLLC

A PROFESSIONAL LIMITED LIABILITY CO.

THOMAS R. SAWYER, ESQ.
Board Certified Real Estate Attorney



www.TomSawyerLaw.com

3355 SE COURT DRIVE
STUART, FLORIDA 34997



PHONE: 772.600.7225
FACSIMILE: 772.324.8916

E-MAIL: TOM@TOMSAWYERLAW.COM

January 10, 2012

Department of State
Division of Corporations
Corporate Filings
P.O. Box 6327
Tallahassee, FL 32314

Re: **Entity Formation for "Team Parks Realty, LLC"**

TO WHOM IT MAY CONCERN:

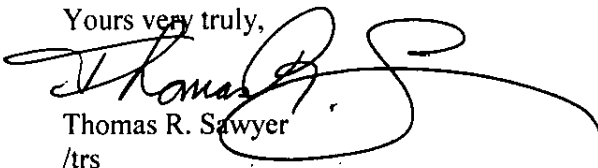
Enclosed herewith for filing with the Division of Corporations is the original Articles of Organization for Team Parks Realty, LLC, all of which has been signed by Ryan Strom both as the Manager and Sole Member, as well as on behalf of the entity in his capacity as Registered Agent therefore.

In addition, I have also enclosed a check in the amount of \$160.00, which sum represents payment for the following: (a) the \$100.00 filing fee (required); (b) the \$25.00 registered agent fee (required); (c) \$30.00 for a certified copy of what is being filed; and (d) \$5.00 for a certificate of status for the newly formed entity.

Please process all of the above and return to me at the address set forth at the top of this transmittal letter.

Thank you for your attention to the above, and if you need to speak with me regarding any of the above, please do not hesitate to call either the office number or my cellular, i.e., 772-919-1600.

Yours very truly,


Thomas R. Sawyer
/trs

Enclosures

Cc: Ryan Strom, 3481 SE Willoughby Blvd., Suite 102, Stuart, FL 34994

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TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION FOR
TEAM PARKS REALTY, LLC**

The undersigned hereby adopt these Articles of Organization and hereby form a Limited Liability Company under the laws of the State of Florida.

ARTICLE I - Name:

The name of the Limited Liability Company is:

Team Parks Realty, LLC

ARTICLE II - Duration:

The effective date of this company shall be January 17, 2012.

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

Continue until December 31, 2060, unless sooner terminated by operation of law or in accordance with the Regulations or Operating Agreement of the Limited Liability Company, or as reestablished after such primary term for such additional period as is determined by the Members.

ARTICLE III - Purpose of Company:

The purpose of this Company is to engage in any and all lawful business. Except as otherwise specifically provided in these Articles or with the unanimous consent of all Members, the Company shall not engage in any activity that is not reasonably necessary or appropriate to accomplish the above stated purpose. No member shall have the authority to hold themselves out as the agent of another Member in any activity not specifically approved of as herein provided.

ARTICLE IV - Address:

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

3481 SE Willoughby Blvd., Suite 102
Stuart, FL 34994

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

3481 SE Willoughby Blvd., Suite 102
Stuart, FL 34994

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ARTICLE V – Registered Agent/Address:

The name and address of the registered agent is:

Ryan Strom
3481 SE Willoughby Blvd., Suite 102
Stuart, FL 34994

ARTICLE VI – Additional Members:

Additional Members may be admitted to the Limited Liability Company upon the unanimous vote of the Limited Liability Company's members.

ARTICLE VII – Continuation of Business:

Upon the withdrawal of a Member, the remaining members owning at least sixty-six and two-thirds percent (66 2/3%) of the interests in the Limited Liability Company then owned by all remaining Members (by written consent of each such Members) may elect to continue the business.

ARTICLE VIII - Management:

The Limited Liability Company is to be managed by a Manager and is therefore a manager-managed company. The name and address of the initial Manager is:

Ryan Strom
3481 SE Willoughby Blvd., Suite 102
Stuart, FL 34994

IN WITNESS WHEREOF, the undersigned have executed these Articles of Organization effective this 17th day of January, 2012.



Ryan Strom
Manager and Sole Member

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TALLAHASSEE, FLORIDA

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**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 IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is:

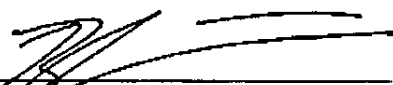
Team Parks Realty, LLC

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

Ryan Strom
3481 SE Willoughby Blvd., Suite 102
Stuart, FL 34994

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, Ryan Strom, hereby accept the appointment as registered agent and agree to act in this capacity. I, Ryan Strom, further agrees 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.

Dated: January 17, 2012



Ryan Strom
Registered Agent

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TALLAHASSEE, FLORIDA