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Division of Corporations

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Florida Department of State
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To: Division of Corporations
Fax Number : (850) 205-0383

From: Account Name : FILEINGS, INC.
Account Number : 072720000101
Phone : (850) 385-6735
Fax Number : (954) 541-4192

LIMITED LIABILITY COMPANY

FLORIDA REAL ESTATE UNIVERSITY, LLC

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$125.00

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**ARTICLES OF ORGANIZATION
OF
FLORIDA REAL ESTATE UNIVERSITY, LLC**

The undersigned Organizer of a limited liability company organized under the Florida Limited Liability Company Act do hereby adopt the following Articles of Organization for such limited liability company.

**ARTICLE I
NAME OF THE LIMITED LIABILITY COMPANY**

The name of the limited liability company shall be Florida Real Estate University, LLC.

**ARTICLE II
ADDRESS**

The address of the initial registered office of the limited liability company is 27 Fletcher Avenue, Sarasota, Florida 34237. The initial registered agent at such address is David Finkelstein.

**ARTICLE III
PRINCIPAL OFFICE**

The address of the principal office of the limited liability company is 1400 Main Street, Suite 2A, Sarasota, Florida 34236. The mailing address of the limited liability company is 1400 Main Street, Suite 2A, Sarasota, Florida 34236.

**ARTICLE IV
PERIOD OF DURATION**

The limited liability company's existence shall commence upon the acceptance of these Articles of Organization by the Secretary of State of Florida for filing and shall continue for a period of 30 years, unless sooner dissolved pursuant to the terms of its operating agreement, or as otherwise provided by law.

**ARTICLE V
WRITTEN OPERATING AGREEMENT**

Any operating agreement entered into by the members of the limited liability company, and any amendments or reinstatements thereof shall be in writing. No oral agreement among any members or managers of the limited liability company shall be deemed or construed to constitute any portion of it, or otherwise affect the interpretation of, any written operating agreement of the limited liability company in existence and as amended from time to time.

**ARTICLE VI
MANAGEMENT**

The business and affairs of the limited liability company shall be governed by members in the manner and subject to the limitations set forth in an operating agreement. The addresses of the members are as follows: Harry Walla, 1400 Main Street, Suite 2A, Sarasota, Florida 34236, Vincent De Rosa, 1400 Main Street, Suite 2A, Sarasota, Florida 34236, and George Novell, 1400 Main Street, Suite 2A, Sarasota, Florida 34236. The actions of a member, manager, or any other person acting in any capacity other than as a manager of the limited liability company in accordance with the terms of its operating agreement shall not bind the limited liability company.

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ARTICLE VII
ADMISSION OF ADDITIONAL MEMBERS

Additional members may be admitted to the limited liability company only upon unanimous consent of the members.

ARTICLE VIII
CONTINUATION AFTER DISASSOCIATION OF A MEMBER

The limited liability company will continue to exist after the disassociation of a member if the remaining members agree by majority vote to continue the company.

IN WITNESS WHEREOF, the aforesaid organizer has caused the execution of the foregoing Articles of Organization on this 14th day of May, 2003.

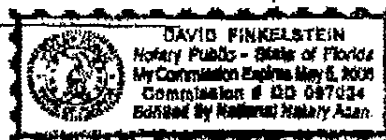

Harry Walia, Organizer/Member
of Florida Real Estate University, LLC.

STATE OF FLORIDA)
) ss:
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 14th day of May, 2003 by Harry Walia, who is personally known to me, or who has produced as identification.

Given unto my hand and official seal, this 14th day of May, 2003.

My Commission expires: _____



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**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE AND
AGENT FOR SERVICE OF PROCESS WITHIN FLORIDA**

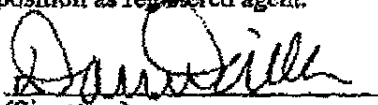
In compliance with Section 608.415 or 608.507, Florida Statutes, the undersigned limited liability company submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the limited liability company is: Florida Real Estate University , LLC
2. The name and address of the registered agent and office is:

David Finkelstein
(Name)

27 Fletcher Avenue, Sarasota, Florida 34237
(Address)

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.


(Signature)

4/15/03
(Date)

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