# Florida Department of State

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# LIMITED LIABILITY COMPANY

THE REAL ESTATE CENTER, LLC

| Certificate of Status | 0        |
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| Certified Copy        | 0        |
| Page Count            | 04       |
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## ARTICLES OF ORGANIZATION OF THE REAL ESTATE CENTER, LLC

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

#### ARTICLET

#### NAME OF THE LIMITED LIABILITY COMPANY

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

#### ARTICLE II

#### REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is 4981 Sabal Lake Circle, Sarasota, FL 34238.

The initial registered agent at such address is Joseph J. Russo.

#### ARTICLE III

#### PRINCIPAL OFFICE

The address of the principal office of the limited liability company is 4981 Sabal Lake Circle, Sarasota, FL 34238.

#### 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.

This Instrument Prepared By: Fükelstein and Associates Attorneys and CPAs 27 Pletcher Avenue Sarasota, Florida 34237 Phone No. 941-932-9999 Florida Bar No. 0644773

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#### 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 address of the members are as follows: Joseph J. Russo: 4981 Sabal Lake Circle, Sarasota, FL 34238. 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.

## 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 3/ day of 2005.

Organizarii The Real Estate Center, L.L.C.

STATE OF FLORIDA

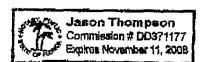
COUNTY OF SARASOTA

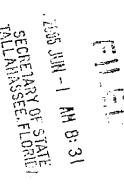
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The foregoing instrument was acknowledged before me this Laday of 2005 by Joseph J. Russo, who is personally known to me, of who has produced FL DL as identification.





# CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE AND AGENT FOR SERVICE OF PROCESS WITTIIN IT.ORIDA

In compliance with Section 607.0501, Florida Statutes, the following is submitted:

First, that The Real Estate Center, LLC, desiring to organize and qualify under the laws of the State of Florida has named Joseph J. Russo, 4981 Sabal Lake Circle, Sarasota, FL 34238 as its agent to accept service of process within Florida.

Joseph J. Kusso, Incorporator

Having been named to accept service of process for the above stated Corporation, at the place designated in this certificate, I hereby agree to act in this capacity. I further agree to comply with the provisions of all Statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Joseph L Russo

