

L06000011786

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H06000028216 3)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

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

From: Account Name : A 1 A CORPORATE SERVICES, INC.
Account Number : I20010000247
Phone : (800) 494-3124
Fax Number : (305) 675-2811

RECEIVED
06 FEB - 1 AM 11:41
DIVISION OF CORPORATIONS

FLORIDA/FOREIGN LIMITED LIABILITY CO.

Turnkey Realty Ventures LLC

Certificate of Status	0
Certified Copy	0
Page Count	02
Estimated Charge	\$125.00

2/2/2

Electronic Filing Menu

Corporate Filing Menu

Help

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

05 FEB - 1 AM 10:46

APPROVED
AND
FILED

2/1/2006 1:35 PM

H060000282163

**ARTICLES OF ORGANIZATION FOR A FLORIDA LIMITED
LIABILITY COMPANY**

In compliance with Chapter 608, F.S.

ARTICLE I: NAME

The name of the Limited Liability Company is:

TURNKEY REALTY VENTURES LLC

ARTICLE II: Address

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

202 E 7TH AVE
TAMPA, FL 33602

**ARTICLE III: REGISTERED AGENT, REGISTERED OFFICE & REGISTERED
AGENT SIGNATURE**

The name and the Florida street address of the registered agent are:

SCOTT J. FILARY
202 E 7TH AVE
TAMPA, FL 33602

Having been named as registered agent 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 608, F.S.

x

SCOTT J. FILARY / Registered Agent's Signature

ARTICLE IV: MANAGEMENT

The Limited Liability Company is to be managed by one or more members and is, therefore, a Member Managed Company.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

05 FEB - 1 AM 10 08

APPROVED
AND
FILED

H060000282163

4060000282163

PAGE 2

TURNKEY REALTY VENTURES LLC

ARTICLE V: MEMBERS (optional)

Managing Member:

SCOTT J. FILARY
202 E 7TH AVE
TAMPA, FL 33602

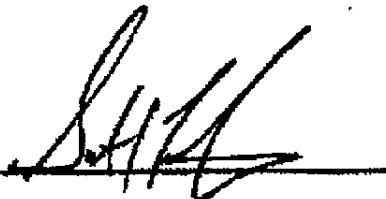
Managing Member:

LENARD J. JACOBSON
202 E 7TH AVE
TAMPA, FL 33602

Managing Member:

DONALD E. TOWNSEND
202 E 7TH AVE
TAMPA, FL 33602

X



Signature of a member or an authorized representative of a member

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

SCOTT J. FILARY

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

05 FEB - 1. AM 10:48

APPROVED
AND
FILED

4060000282163