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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

19th  
file  
date

FEB 14 2007

CORPDIRECT AGENTS, INC. (formerly CCRS)  
515 EAST PARK AVENUE  
TALLAHASSEE, FL 32301  
222-1173

**FILING COVER SHEET**  
**ACCT. #FCA-14**

**CONTACT:** TRACY SPEAR

**DATE:** 01/19/07

**REF. #:** 000204.62799

**CORP. NAME:** REAL ESTATE UNIVERSITY, LLC

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> ARTICLES OF INCORPORATION   | <input type="checkbox"/> ARTICLES OF AMENDMENT  | <input type="checkbox"/> ARTICLES OF DISSOLUTION      |
| <input type="checkbox"/> ANNUAL REPORT               | <input type="checkbox"/> TRADEMARK/SERVICE MARK | <input type="checkbox"/> FICTITIOUS NAME              |
| <input type="checkbox"/> FOREIGN QUALIFICATION       | <input type="checkbox"/> LIMITED PARTNERSHIP    | <input checked="" type="checkbox"/> LIMITED LIABILITY |
| <input type="checkbox"/> REINSTATEMENT               | <input type="checkbox"/> MERGER                 | <input type="checkbox"/> WITHDRAWAL                   |
| <input type="checkbox"/> CERTIFICATE OF CANCELLATION |   |   |
| <input type="checkbox"/> OTHER:                      |   |   |

**STATE FEES PREPAID WITH CHECK#** 519869 **FOR \$** 155.00

**AUTHORIZATION FOR ACCOUNT IF TO BE DEBITED:**

\_\_\_\_\_ **COST LIMIT: \$** \_\_\_\_\_

**PLEASE RETURN:**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> CERTIFIED COPY | <input type="checkbox"/> CERTIFICATE OF GOOD STANDING | <input type="checkbox"/> PLAIN STAMPED COPY |
| <input type="checkbox"/> CERTIFICATE OF STATUS     |   |   |

Examiner's Initials



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

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DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

January 22, 2007

CORPDIRECT AGENTS

TALLAHASSEE, FL

SUBJECT: REAL ESTATE UNIVERSITY, LLC  
Ref. Number: W07000003219

PLEASE GIVE ORIGINAL SUBMISSION  
DATE AS FILE DATE.

We have received your document for REAL ESTATE UNIVERSITY, LLC and your check(s) totaling \$155.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Written approval and clearance of the terms "UNIVERSITY" and "COLLEGE" must be obtained from the Department of Education, pursuant to section 1005.03, Florida Statutes. The address is :

Commission of Independent Education  
Florida Department of Education  
2650 Apalachee Parkway, Suite A  
Tallahassee, FL 32301  
(850) 245-3200

Please note that we have RETAINED your \$155.00 payment.,

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) 245-6914.

Buck Kohr  
Document Specialist

Letter Number: 607A00004793

PLEASE GIVE ORIGINAL SUBMISSION  
DATE AS FILE DATE.

**ARTICLES OF ORGANIZATION**

**OF**

**REAL ESTATE U, LLC**

**FILED**

**07 JAN 19 PM 12:10**

**SECRETARY OF STATE  
TALLAHASSEE, FLORIDA**

The undersigned does hereby execute these Articles of Organization for the purpose of forming a limited liability company under the laws of the State of Florida.

**ARTICLE I  
NAME**

The name of the limited liability company shall be:

**REAL ESTATE U, LLC**

**ARTICLE II  
PERIOD OF DURATION**

The period of duration of the Limited Liability Company shall be perpetual.

**ARTICLE III  
PURPOSES**

The limited liability company may engage in the transaction of any or all lawful business for which limited liability companies may be formed under the laws of the State of Florida.

**ARTICLE IV  
ADDRESS AND PLACE OF BUSINESS**

The mailing and street address of the principal office in Florida for the limited liability company is 12600 South Belcher Rd., Ste. 104A, Largo, FL 33773.

**ARTICLE V  
REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the limited liability company's initial registered office in Florida is 2907 Bay to Bay Boulevard, Suite 201, Tampa, FL 33629, and the name of its initial registered agent is Thomas P. McNamara. The limited liability company may

change its registered office or its registered agent or both by filing with the Department of State of the State of Florida a statement complying with Section 608.416, Florida Statutes.

## **ARTICLE VI MANAGEMENT**

All powers of the limited liability company shall be exercised by or under the authority of, and the business and affairs of the limited liability company shall be managed by or under the direction of the managers of the limited liability company. The Board of Managers of this limited liability company shall consist of a number of persons elected in the manner prescribed in the Operating Agreement of the limited liability company. The initial Board of Managers shall consist of five persons. Each manager shall serve a term of the greater of (i) one year, or (ii) the period from his election until the election of his successor; provided, however, any manager may be removed as provided in the Operating Agreement of the limited liability company. The name and current address of the managers who are to serve as the initial managers until the first annual meeting of members and until their successors are elected and qualify are as follows:

<u>Name</u>	<u>Address</u>
Michael Kane	12600 South Belcher Rd., Ste. 104A Largo, FL 33773
David Vanhooose	12600 South Belcher Rd., Ste. 104A Largo, FL 33773
Debbie Johnson	12600 South Belcher Rd., Ste. 104A Largo, FL 33773
Nancy Cantor	12600 South Belcher Rd., Ste. 104A Largo, FL 33773
Michael Parisi	12600 South Belcher Rd., Ste. 104A Largo, FL 33773

## **ARTICLE VII RESTRICTIONS ON MEMBERSHIP**

New members shall be admitted to the limited liability company upon approval by the Board of Managers. Contributions required of a new member shall be determined by the Board of Managers as of the time of the admission of the new member to the limited liability company. A member's interest in the limited liability company may not be sold or

otherwise transferred except in accordance with the operating agreement of the limited liability company.

### ARTICLE VIII ACKNOWLEDGMENT

The undersigned, being an authorized representative of a member of the limited liability company, does hereby certify that the foregoing constitutes the Articles of Organization of Real Estate U, LLC. These Articles of Organization may be amended from time to time in the manner now or hereafter prescribed in the operating agreement of the limited liability company consistent with the laws of the State of Florida.

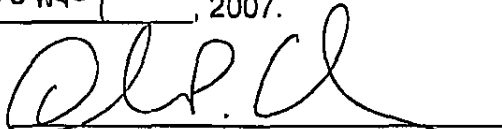
IN WITNESS THEREOF, the undersigned has executed these Articles of Organization this 19 day of JANUARY, 2007.

  
THOMAS P. McNAMARA

### ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of Real Estate U, LLC the undersigned accepts such an appointment, agrees to act in such capacity and accepts the obligations imposed by Section 608.415, Florida Statutes.

Executed this 19 day of JANUARY, 2007.

  
THOMAS P. McNAMARA

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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