

LD7000038883

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

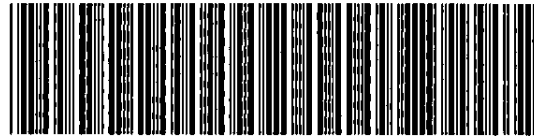
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



900092223669

04/11/07--01009--011 **125.00

RECEIVED
07 APR 11 AM 11:27
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

07 APR 11 AM 11:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

4-11
Cull

CORPORATE
ACCESS,
INC.

"When you need ACCESS to the world"

236 East 6th Avenue Tallahassee, Florida 32303

P.O. Box 37066 (32315-7066) (850) 222-2666 or (800) 969-1666 Fax (850) 222-1666

WALK IN

PICK UP:

4/1

CERTIFIED COPY

PHOTOCOPY

CUS

FILING

UC

Tobias Realty Advisors, LLC

(CORPORATE NAME AND DOCUMENT #)

(CORPORATE NAME AND DOCUMENT #)

(CORPORATE NAME AND DOCUMENT #)

(CORPORATE NAME AND DOCUMENT #)

(CORPORATE NAME AND DOCUMENT #)

(CORPORATE NAME AND DOCUMENT #)

AL INSTRUCTIONS:

07 APR 11 AM 11:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

**ARTICLES OF ORGANIZATION
OF
TOBIAS REALTY ADVISORS, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company shall be TOBIAS REALTY ADVISORS, LLC ("Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company in Florida is 723 – 20 Avenue North, St. Petersburg, FL 33704.

ARTICLE III - DURATION

The Company's existence shall commence upon the acceptance of the Articles of Organization by the Florida Department of State and shall continue in existence until the expiration of fifty (50) years from such commencement date, unless sooner terminated, liquidated or dissolved by law or by the unanimous consent of the Member(s).

ARTICLE IV – MANAGEMENT

The Company shall be managed by one or more managing members in accordance with the Operation Agreement adopted by the members for the management of the business and affairs of the Company. This Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The name and address of the initial managing member of the Company is: C. Richard Tobias, 723 – 20 Avenue North, St. Petersburg, FL 33704.

ARTICLE V - ADMISSION OF NEW MEMBERS

The right, if given, of the members to admit additional members and the terms and conditions of the admission shall be:

FILED
07 APR 11 AM 11:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The manager may admit new members in its sole and unfettered discretion subject only to the condition that such additional member must agree in writing to be bound as a member by the Operating Agreement of the Company.

ARTICLE VI – MEMBERS' RIGHTS TO CONTINUE BUSINESS

The death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company shall not terminate the company, and the business of the company shall be automatically continued, so long as there is at least one remaining member.

IN WITNESS WHEREOF, the undersigned as a member has made and subscribed these Articles of Organization this 5 day of April, 2007.

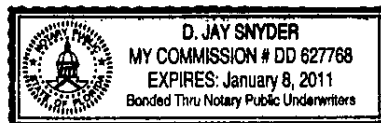
C. Richard Tobias
C. RICHARD TOBIAS, Member

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 5th day of April, 2007, by C. RICHARD TOBIAS, as Manager of TOBIAS REALTY ADVISORS, LLC, who is personally known to me or produced WHA as identification.

Witness my hand and official seal in the county and state last aforesaid on the day and year first written above.

[Signature]
Notary Public, State of Florida
My Commission Expires:



FILED
07 APR 11 AM 11:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE OF REGISTERED AGENT

Pursuant to the provisions of Section 608.415 or 608.507, Florida Statutes, the undersigned limited liability company submits the following statement to designate a Registered Office and Registered Agent in the State of Florida:

The name of the limited liability company is: TOBIAS REALTY ADVISORS, LLC.

The name and Florida street address of the Registered Agent are: C. Richard Tobias, 723 – 20 Avenue North, St. Petersburg, FL 33704.

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.

C. Richard Tobias
C. RICHARD TOBIAS

FILED
07 APR 11 AM 11:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA