

LO7000070794

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

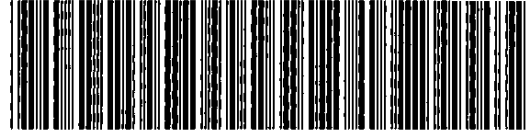
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07/10/07--01001--003 **155.00

RECEIVED
07 JUL -9 PM 3:25
DEPT. OF CORPORATIONS
DIVISION OF STATE REGISTRATION
TALLAHASSEE, FLORIDA

FILED
07 JUL -9 PM 3:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

FILING COVER SHEET
ACCT. #FCA-14

***Attn: Buck Kehr**

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
07-09-07 9:31 AM

CONTACT: TRICIA TADLOCK

DATE: 07-09-07

REF. #: 001455.71307

CORP. NAME: SOUTHERN COMMERCIAL REAL ESTATE ADVISORS, 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# 522031 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

ARTICLES OF ORGANIZATION
OF
SOUTHERN COMMERCIAL REAL ESTATE ADVISORS, LLC,
a Florida limited liability company

FILED
07 JUL -9 PM 3:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, being above the age of eighteen (18) years and competent to contract, for the purpose of organizing a limited liability company pursuant to the laws of the State of Florida, does hereby adopt the following Articles of Organization, and does hereby agree and certify as follows:

ARTICLE I - NAME

The name of this limited liability company shall be *Southern Commercial Real Estate Advisors, LLC*, a Florida limited liability company (the "Company").

ARTICLE II - COMMENCEMENT OF EXISTENCE

This Company shall commence existence on the date these Articles of Organization are accepted and filed with the Florida Department of State and shall terminate as provided in the Operating Agreement of the Company.

ARTICLE III - PRINCIPAL OFFICE MAILING AND STREET ADDRESS

The initial principal office mailing and street address of the Company shall be located at 749 North Garland Avenue, Suite 101, Orlando, Florida 32801.

ARTICLE IV - INITIAL REGISTERED OFFICE AND AGENT

For purposes of service of process within Florida, the initial registered office of this Company shall be located at 749 North Garland Avenue, Suite 101, Orlando, Florida 32801 and the initial registered agent of the Company at that address shall be John Kingman Keating. The Company may change its registered agent or the location of its registered office, or both, from time to time without amendment of these Articles of Organization.

ARTICLE V - PURPOSES AND GENERAL POWERS

The general purpose of this Company shall be the transaction of any and all lawful business. This Company shall have all of the powers enumerated in the Florida Limited Liability Company Act, as the same now exists and as hereafter amended, all such other powers as are permitted by applicable law and all those powers set forth in the adopted *Operating Agreement of the Company*, as amended.

ARTICLE VI - MANAGING MEMBERS

The business and affairs of the Company shall be managed by its Managing Member, both as set forth in these Articles of Organization and in the *Operating Agreement of the Company*. The Company shall be a

member-managed Company. The Managing Member(s) shall have the power and authority to act on behalf of the Company as provided in Chapter 608, *Florida Statutes*, as the same may be amended from time to time, and as further provided in these Articles of Organization and in the Operating Agreement of the Company. The name and business address of the initial Managing Member of the Company is:

Managing Member	Managing Member Business Address
William Bradford, Jr.	c/o 749 North Garland Avenue, Suite 101 Orlando, Florida 32801

ARTICLE VII - AMENDMENT

This Company reserves the right to amend or repeal any provisions contained in these Articles of Organization, or any amendment hereto, and any right conferred upon the Members is subject to this reservation, which amendment or repeal shall only be effectuated by the written approval of the Members as provided in the Operating Agreement of the Company.

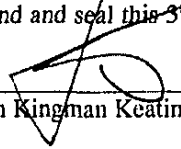
ARTICLE VIII - ADOPTION OF OPERATING AGREEMENT

The Company shall adopt a written Operating Agreement for the Company, which Operating Agreement may contain any provisions for the regulation and management of the business and affairs of the Company not inconsistent with Chapter 608, *Florida Statutes*.

ARTICLE IX - HEADINGS AND CAPTIONS

The headings or captions of these various Articles of Organization are inserted for convenience and none of them shall have any force or effect, and the interpretation of the various articles shall not be influenced by any of said headings or captions.

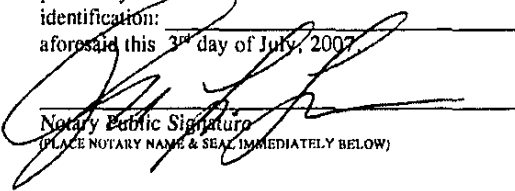
IN WITNESS WHEREOF, the undersigned designated representative of the Members does hereby make and file these Articles of Organization declaring and certifying that the facts stated herein are true, and hereby subscribes thereto and hereunto sets his/her hand and seal this 3rd day of July, 2007.



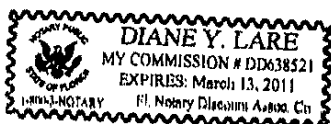
John Kingman Keating

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY, as an officer duly authorized to take acknowledgments and oaths in the State and County aforesaid, that at the execution of this instrument on the date set forth below, John Kingman Keating personally appeared before me and executed or acknowledged his/her previous execution of this instrument. **I HEREBY FURTHER CERTIFY**, that John Kingman Keating, is the same person either executing or acknowledging execution of the foregoing instrument because: personally know him/her/them OR I have satisfactory evidence of same based upon a Florida driver's license or Other identification:
aforesaid this 3rd day of July, 2007. **WITNESS** my hand and official seal in the State and County



Notary Public Signature
(PLACE NOTARY NAME & SEAL IMMEDIATELY BELOW)



REGISTERED AGENT CERTIFICATE OF ACCEPTANCE


In compliance with Section 608.407(1)(d), *Florida Statutes*, the following is submitted:

Southern Commercial Real Estate Advisors, LLC, a Florida limited liability company (the "Company") desiring to organize as a domestic limited liability company or qualify under the laws of the State of Florida has named and designated John Kingman Keating as its Registered Agent to accept service of process within the State of Florida with its registered office located at 749 North Garland Avenue, Suite 101, Orlando, Florida 32801.

ACKNOWLEDGMENT

Having been named as Registered Agent for the Company at the place designated in this Certificate, I hereby agree to act in this capacity; and I am familiar with and accept the obligations of that position as set forth in Chapter 608, *Florida Statutes*, as the same may apply to the Company.

DATED this 3rd day of July, 2007.



John Kingman Keating
Registered Agent