

Division of Corporations

Page 1 of 1

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FLORIDA/FOREIGN LIMITED LIABILITY CO.**SW EAST TAMPA VENTURES, LLC**

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Page Count	01
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Electronic Filing Menu

Corporate Filing Menu

Help

H07000206709 3

**ARTICLES OF ORGANIZATION
OF
SW EAST TAMPA VENTURES, LLC**

The undersigned, a member or authorized representative, hereby subscribes to these Articles of Organization to form a limited liability company (the "Company") under the Florida Limited Liability Company Act (Chapter 608, Florida Statutes) and in accordance with F.S. § 608.407.

1. Name. The name of the Company is SW East Tampa Ventures, LLC.
2. Mailing Address and Street Address of Principal Office. The mailing address and street address of the principal office of the Company is 6880 SW 44th Street, Suite 100, Miami, Florida 33155.
3. Name and Street Address of Initial Registered Agent. The name and street address of the Company's initial registered agent is E. John Wagner, II, 200 South Orange Avenue, Sarasota, Florida 34236.
4. Existence. In accordance with F.S. § 608.409, the Company's existence shall begin at the date and time these Articles of Organization are filed, as evidenced by the Department of State's date and time endorsement.
5. Amendment. These Articles of Organization may be amended in the manner provided in the Operating Agreement of the Company.

In witness whereof, the undersigned member or authorized representative has executed these Articles of Organization as of the 15th day of August 2007 (the "Execution Date").



E. John Wagner
Member or Authorized Representative

ACKNOWLEDGEMENT OF REGISTERED AGENT

In accordance with F.S. §§ 608.407(c) and 608.415, the undersigned is familiar with the obligations imposed on the position of registered agent by the Florida Limited Liability Company Act and hereby accepts appointment as the initial registered agent of the Company.

In witness whereof, the undersigned has executed this Acknowledgement of Registered Agent as of the Execution Date.



E. John Wagner II
As Registered Agent

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