

L08000029524

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.

(((H08000074376 3)))



H080000743763ABC2

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) 617-6383

From:

Account Name : GIBBONS, COHN, NEUMAN, BELLO & SEGALL & ALLEN, P.
Account Number : I20000000178
Phone : (813) 877-9222
Fax Number : (813) 877-9290

FILED
08 MAR 24 AM 8:17
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED
08 MAR 24 PM 4:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA/FOREIGN LIMITED LIABILITY CO.

BAY AREA REAL ESTATE GROUP, LLC

Certificate of Status	0
Certified Copy	1
Page Count	01
Estimated Charge	\$155.00

Electronic Filing Menu

Corporate Filing Menu

Help

H08000074376 3

FILED
08 MAR 24 AM 8:17
SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLES OF ORGANIZATION
OF
BAY AREA REAL ESTATE GROUP, LLC

These Articles of Organization are made for the purpose of forming a limited liability company under the Florida Limited Liability Company Act (Ch. 608, Florida Statutes).

ARTICLE I

NAME

The name of this limited liability company is BAY AREA REAL ESTATE GROUP, LLC (the "Company").

ARTICLE II

DURATION

The Company shall exist in perpetuity from the date of filing these Articles of Organization with the Department of State or until the occurrence of any of any of the events specified in Section 608.441, Florida Statutes (2007), unless continued by the unanimous consent of all of the remaining members.

ARTICLE III

MAILING ADDRESS AND STREET ADDRESS

The mailing address and the street address of the principal office of the Company is 1011 N. Armenia Ave., Tampa, Florida, 33607.

H08000074376 3

H08000074376 3

ARTICLE IV

REGISTERED AGENT AND OFFICE

The name of the initial registered agent of the Company is GARY A. GIBBONS, and the street address of the initial registered office of the Company is 3321 Henderson Blvd., Tampa, Florida 33609.

ARTICLE V

ADDITIONAL MEMBERS

Additional members may be admitted and membership interests may be transferred, but only if all of the current members agree to the admission of the additional members and to the terms of admission and transfer, in accordance with the provisions of the Operating Agreement.

ARTICLE VI

TERMINATION OF MEMBERSHIP

Upon the death, legal disability, retirement, resignation, expulsion, bankruptcy or dissolution of a member or upon the occurrence of any other event which terminates the continued membership of a member in the Company, the Company shall be dissolved unless the remaining members, by unanimous written agreement, consent to continue the business of the Company.

ARTICLE VII

MANAGEMENT OF THE COMPANY

The Company shall be managed by the Managers in accordance with the Company's Operating Agreement, and is therefore a manager-managed

H08000074376 3

H08000074376 3

company. The Company shall initially be managed by the following managers until the first meeting of the members or until successors are elected and qualified: Dale LaBram, whose mailing address is 115 Biscayne Ave., Tampa, FL 33606, and Elisa LaBram, whose mailing address is 418 S. Habana Ave., Tampa, FL 33609, and Sarah LaBram, whose mailing address is 1011 N. Armenia Ave., Tampa, FL 33607.

ARTICLE VIII

REGULATIONS

The members shall have the power to adopt, alter, amend or repeal an Operating Agreement for the Company containing provisions for the regulation and management of the affairs of the Company.

ARTICLE IX

DATE OF EXISTENCE OF THE COMPANY

The existence of the Company shall commence on the date of filing of the subscription and acknowledgment of the Articles of Organization.

ARTICLE X

POWERS

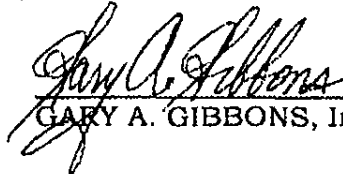
The Company shall have all powers as are provided in Section 608.404, Florida Statutes (2007), and such other powers as are set forth in the Operating Agreement of the Company.

H08000074376 3

3

H08000074376 3

The undersigned Subscriber has executed these Articles of Organization effective as of the 24 day of March, 2008.


GARY A. GIBBONS, Incorporator

**DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**

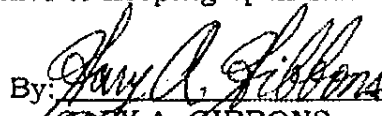
ACCEPTANCE OF REGISTERED AGENT AND REGISTERED OFFICE

Pursuant to Sections 48.091 and 608.415, Florida Statutes, this Acceptance of Registered Agent is submitted:

1. BAY AREA REAL ESTATE GROUP, LLC is a limited liability company desiring to organize or qualify under the laws of the State of Florida;
2. BAY AREA REAL ESTATE GROUP, LLC has named GARY A. GIBBONS, an individual resident of this state, as its registered agent to accept service of process within the State of Florida;
3. BAY AREA REAL ESTATE GROUP, LLC has designated as its registered office, the street address of said registered agent's place of business, which is 3321 Henderson Blvd., Tampa, Florida 33609.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated corporation, at the designated place, I hereby agree to act in this capacity and accept this appointment, and agree to comply with the provisions of Sections 48.091 and 608.415, Florida Statutes, relative to keeping open said office.

By: 
GARY A. GIBBONS,
Registered Agent
Date: March 24, 2008

FILED
08 MAR 24 AM 8:17
SECRETARY OF STATE
TALLAHASSEE FLORIDA

H08000074376 3

4