

Jun 10 2008 12:47

LAST JET FAX

P. 1

Division of Corporations

((H08000148623 3)))

L08000057030

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.

((H08000148623 3)))



H080001486233ABC%

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 : STRALEY ROBIN & WILLIAMS, P.A.
Account Number : 120040000189
Phone : (813) 223-9400
Fax Number : (813) 223-5043

FLORIDA/FOREIGN LIMITED LIABILITY CO.

Coast Commercial Realty, LLC

Certificate of Status	1
Certified Copy	1
Page Count	05
Estimated Charge	\$160.00

RECEIVED

08 JUN 10 PM 2:50

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

08 JUN 10 AM 8:33

FILED

Electronic Filing Menu

Corporate Filing Menu

Help

T. HAMPTON((H08000148623 3)))

EXAMINER

ARTICLES OF ORGANIZATION

((H08000148623 3)))

OF

COAST COMMERCIAL REALTY, LLC

The undersigned authorized representative does hereby certify that the persons so identified herein have associated themselves together for the purpose of forming a limited liability company (the "Company") under the laws of the State of Florida.

ARTICLE I NAME

The name of the Company shall be: **COAST COMMERCIAL REALTY, LLC**

ARTICLE II ADDRESS AND PLACE OF BUSINESS

The address of the principal office and the mailing address of this Company shall be:

PRINCIPAL OFFICE	MAILING ADDRESS
15251 Amberly Drive 2 nd Floor Tampa, FL 33647	15251 Amberly Drive 2 nd Floor Tampa, FL 33647

ARTICLE III PERIOD OF DURATION

The period of duration of the Company shall be perpetual.

ARTICLE IV GENERAL POWERS

The Company is formed for the purpose of conducting and undertaking, and shall have the power to conduct and undertake, any and all activities and actions authorized under the Florida Limited Liability Company Act, Chapter 808, Florida Statutes.

{00015123.DOC}

FILED
08 JUN 10 AM 8:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

((H08000148623 3)))

**ARTICLES OF ORGANIZATION
OF COAST COMMERCIAL REALTY, LLC
PAGE 2**

(((H08000148623 3)))

**ARTICLE V
MANAGEMENT**

All powers of the Company shall be exercised by or under the authority of the members and, except as otherwise provided in the operating agreement of the Company, if any ("Operating Agreement"), the business and affairs of the Company shall be managed by or under the direction of the members. The members may appoint one or more managing members and grant them such authority as specifically provided by statute or by the Operating Agreement. The name and current address of the initial managing member is as follows, who shall act in such capacity until otherwise determined by the members in accordance with the Company's Operating Agreement:

Ernest S. Munzen
15251 Amberly Drive, 2nd Floor
Tampa, Florida 33647

**ARTICLE VI
RIGHT TO CONTINUE BUSINESS**

Upon 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 Company, the business of the Company shall not cease and the Company shall not be dissolved except by the unanimous consent of the remaining members or as otherwise provided in the Operating Agreement of the Company.

**ARTICLE VII
RESTRICTIONS ON MEMBERSHIP**

New members shall be admitted to the Company in accordance with the Operating Agreement of the Company. Contributions required of a new member shall be determined in accordance with the Operating Agreement of the Company. A member's interest in the Company may not be sold or otherwise transferred except with the unanimous consent of the members, or otherwise in accordance with the Company's Operating Agreement. Additional restrictions and conditions on membership may be set forth in an operating agreement or other agreement adopted by the members.

{00015123.doc}

FILED
08 JUN 10 AM 8:38
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

(((H08000148623 3)))

**ARTICLES OF ORGANIZATION
OF COAST COMMERCIAL REALTY, LLC
PAGE 3**

(((H08000148623 3)))

**ARTICLE VIII
OPERATING AGREEMENT**

The members of the Company may adopt an operating agreement pertaining to the regulation, management, and other affairs of the Company (previously defined as the "Operating Agreement"), provided that such Operating Agreement shall not be inconsistent with these Articles of Organization or with the laws of the State of Florida. The Operating Agreement may be repealed or altered only in the manner now or hereafter prescribed therein, consistent with the laws of the State of Florida.

**ARTICLE IX
REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the Company's initial registered office in Florida is **100 East Madison Street, Suite 300, Tampa, Florida 33602**, and the name of its initial registered agent is **Tracy J. Robin**. The 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 X
ACKNOWLEDGMENT**

The members of the Company, through their undersigned authorized representative, do hereby certify that the foregoing constitutes the proposed Articles of Organization of **COAST COMMERCIAL REALTY, LLC**. These Articles of Organization may be amended from time to time by consent of the members holding a majority of the voting interests of the Company, or otherwise in the manner now or hereafter prescribed in the Company's Operating Agreement, consistent with the laws of the State of Florida.

IN WITNESS WHEREOF, the undersigned authorized representative has executed these Articles of Organization this 9 day of June, 2008.


Ernest S. Munzen,
Authorized Representative

FILED
08 JUN 10 AM 8:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION
OF COAST COMMERCIAL REALTY, LLC
PAGE 4

(((H08000148623 3)))

ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of **COAST COMMERCIAL REALTY, LLC**, the undersigned accepts such an appointment, agrees to act in such capacity and accepts the obligations proposed by Section 608.415, Florida Statutes.

EXECUTED this 4 day of June, 2008.

By: _____

Tracy J. Robin

FILED
08 JUN 10 AM 8:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA