

L0800000 63367

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

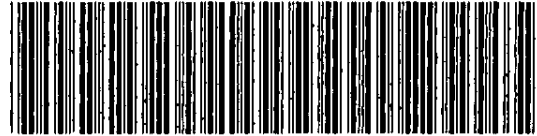
Special Instructions to Filing Officer:

A. LUNT

JUN 30 2008

EXAMINER

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: TLC Realty LLC
(Name of Limited Liability Company)

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Jean M. Tabarrini
(Name of Person)
TLC Realty LLC
(Firm/Company)
15051 So. Tamiami Trail, Ste 203
(Address)
Fort Myers, FL 33908
(City/State and Zip Code)

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For further information concerning this matter, please call:

Jean Tabarrini at (239) 634-8900
(Name of Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

- ☐ \$125.00 Filing Fee
☒ \$130.00 Filing Fee & Certificate of Status
☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)
☐ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street/Courier Address
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

TLC Realty LLC
(Must end with the words "Limited Liability Company," "Limited Company" or their abbreviation "LLC," or "L.C.,")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

Mailing Address:

15051 So. Tamiami Trail Same
Suite 203
Fort Myers, Florida 33908

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Jean M. Tabarrini
Name
17741 Rancho 78 Drive
Florida street address (P.O. Box **NOT** acceptable)
Alva FL 33920
City, State, and Zip

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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 as provided for in Chapter 608, F.S..

Jean M. Tabarrini
Registered Agent's Signature (REQUIRED)

(CONTINUED)

ARTICLE IV- Manager(s) or Managing Member(s):

The name and address of each Manager or Managing Member is as follows:

Title:

"MGR" = Manager

"MGRM" = Managing Member

Name and Address:

Manager

Jean M. Tabarrini
17741 Rancho 78 Drive
Alva, FL 33920

Manager

Kenneth R. Levine
20251 Rookery Drive
Estero, FL 33928

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: _____ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

REQUIRED SIGNATURE:

Jean M. Tabarrini
Signature of a member or an authorized representative of a member.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

Jean M. Tabarrini
Typed or printed name of signer

Filing Fees:

**\$125.00 Filing Fee for Articles of Organization and Designation
of Registered Agent**

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)

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TALLAHASSEE, FLORIDA

Articles of Organization and Designation of Registered Agent

Specific Goals and Needs

TLC Realty LLC is a new partnership between Jean M. Tabarrini and Kenneth R. Levine, both Florida Real Estate Brokers, that provides high-level expertise in real estate sales in southwest Florida. It will focus initially on homesellers and homebuyers, as well as in-house sales agents. Our customers and revenues are developed from these three sources: sellers, buyers, and sales agents.

There are several basic customers:

1. Sellers of real property. Listers of properties (sellers) pay commissions from the sale of their property and are the direct clients of real estate brokers. We will never loose focus on this client base.
2. Buyers of residential and commercial real estate. Although our primary emphasis will be on the residential market, we will never-the-less look for opportunities in the commercial market.
3. Lessors and Lessees of residential and commercial lease properties. Finding the best-suited location for the clients' lifestyle or business.
4. Our final customer is the licensed real estate sales agent. It is the agent's job to provide a professional service to both sellers, buyers and Lessor/Lessees. Therefore, it is the direct responsibility of the brokers to provide professional guidance and service to our sales agents.

As the company grows, it will take on new agents providing them with a highly competitive commission rate, as well as providing them with a support service that will allow for more productive time in order to gain clients at a faster pace.

The mission of TLC Realty LLC is to provide professional, friendly, timely and honest real estate guidance to our customers. We will always focus on the customers needs, not our potential earned commissions.