

JUL-10-2009 13:24

PENNINGTON LAW FIRM

813 639 1488 P.001

L 09000066717

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.

((H09000161006 3)))



H090001610063ABCX

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 : PENNINGTON, MOORE, WILKINSON, BELL & DUNBAR, P.A.
Account Number : I20020000114
Phone : (850) 222-3533
Fax Number : (850) 222-2126

FLORIDA/FOREIGN LIMITED LIABILITY CO.

Valencia Realty, LLC

Certificate of Status	1
Certified Copy	0
Page Count	02
Estimated Charge	\$130.00

S. HAWKES

JUL 13 2009

EXAMINER

RECEIVED

09 JUL 10 PM 1:40

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Electronic Filing Menu

Corporate Filing Menu

Help

H09000161006 3

**ARTICLES OF ORGANIZATION
OF
VALENCIA REALTY, LLC**

**ARTICLE I
Name**

The name of this limited liability company is **VALENCIA REALTY, LLC**.

**ARTICLE II
Existence**

This limited liability company shall have perpetual existence.

**ARTICLE III
Purpose**

This limited liability company is created for any lawful purpose (except that special statutes for the regulation and control of specific types of businesses shall control when in conflict herewith) and for the benefit of its members and such business as may be agreed on by its members.

**ARTICLE IV
Registered Agent and Address**

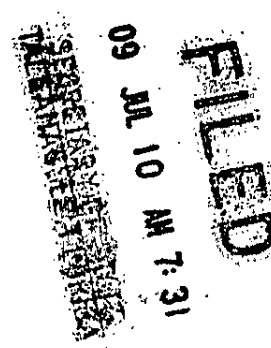
The mailing and street address of the principal office of the limited liability company shall be 4610 Eisenhower Blvd, Suite 202, Tampa, Florida 33634 and such other place or places as may be designated by the Manager from time to time. The name and address of the initial registered agent of the limited liability company shall be Christian F. O'Ryan, 2701 North Rocky Point Drive, Suite 900, Tampa, Florida 33607.

**ARTICLE V
Initial Members**

The initial members of the limited liability company shall have the right to admit additional members upon the following terms and conditions.

1. Said members must wish to associate themselves with the limited liability company for the business purposes stated;
2. Said members must pay an initial capital contribution in an amount to be established by the existing members; and
3. The death, retirement, resignation, expulsion, bankruptcy or dissolution of a member of this limited liability company, or the occurrence of any other event which terminates the continued membership of a member in the limited liability company shall not result in the dissolution of this limited liability company. Rather, the remaining members of the limited liability company shall have the right to

H09000161006 3



H09000161006 3

continue the business of the limited liability company notwithstanding the foregoing events.

ARTICLE VI
Management of Company

The management of the limited liability company shall be vested in a manager (the "Manager") who shall be elected annually by the members in a manner prescribed by and provided for in the regulations of the limited liability company. Initially, the Manager shall be a non-member Manager. The Manager shall also hold the offices and shall have the responsibilities accorded to it by the members and as set out in the regulations of the limited liability company. The name of the initial Manager who shall serve as Manager until the first annual meeting of the members or until its successor is elected and qualified is Richard Dombrowski.

ARTICLE VII
Effective Date of Company

The Effective Date of the existence of the Company shall commence on the date of execution and acknowledgment of these Articles of Organization, provided that these Articles of Organization are filed with the State of Florida Department of State within five (5) business days of such date. Otherwise, corporate existence shall commence on the date of filing of these Articles of Organization.

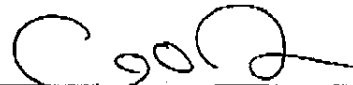
IN WITNESS WHEREOF, for the purpose of forming a limited liability company under the laws of the State of Florida, the undersigned executed these Articles of Organization on this 10th day of July, 2009.

By: 

Christian F. O'Ryan, Esq.
Authorized Representative

ACCEPTANCE

Having been named as Registered Agent for **VALENCIA REALTY, LLC**, I hereby state that I am familiar with and accept the duties and responsibilities of the position of Registered Agent for this limited liability company.


Christian F. O'Ryan, Esq.

S:\Christian\Pierce, Pete\Valencia Realty, LLC\Articles\Articles1 - Valencia Realty, LLC.rtf

H09000261006 3

FILED
09 JUL 10 AM 7:31
SECRETARY OF STATE
TALLAHASSEE, FLORIDA