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(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

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(Business Entity Name)

(Document Number)

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06 JAN 26 AM 11:14  
SEAL OF THE STATE  
TALLAHASSEE, FLORIDA

FILED

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## COVER LETTER

**TO:** Registration Section  
Division of Corporations

**SUBJECT:** LANI PROPERTY HOLDINGS, INC.  
(Name of corporation - must include suffix)

Dear Sir or Madam:

The enclosed "Application by Foreign Corporation for Authorization to Transact Business in Florida," "Certificate of Existence," and check are submitted to register the above referenced foreign corporation to transact business in Florida.

Please return all correspondence concerning this matter to the following:

FERNANDO ORTIZ

(Name of Person)

LANI PROPERTY HOLDINGS, INC.

(Firm/Company)

132 MINORCA AVENUE

(Address)

CORAL GABLES, FL 33134-4510

(City/State and Zip code)

For further information concerning this matter, please call:

FERNANDO ORTIZ at (305) 441-1012, Ext 227

(Name of Person)

(Area Code & Daytime Telephone Number)

**STREET/COURIER ADDRESS:**

Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**MAILING ADDRESS:**

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

Enclosed is a check for the following amount:

- ☐ \$70.00 Filing Fee    ☒ \$78.75 Filing Fee & Certificate of Status    ☐ \$78.75 Filing Fee & Certified Copy    ☐ \$87.50 Filing Fee, Certificate of Status & Certified Copy



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

October 27, 2005

FERNANDO ORTIZ  
132 MINORCA AVENUE  
CORAL GABLES, FL

SUBJECT: LANI PROPERTY HOLDINGS, INC.  
Ref. Number: W05000048920

We have received your document for LANI PROPERTY HOLDINGS, INC. and your check(s) totaling \$78.75. However, the document has not been filed and is being retained in this office for the following:

Pursuant to section 607.1502(4), 617.1502(4) or 608.502(4), Florida Statutes, this office collects a civil penalty of \$1000 for each year this entity transacted business or conducted its affairs in Florida prior to qualification and the appropriate annual report/uniform business report fees that would have been due this office had the entity qualified the year it began operations in this state. The amount due this office to cover both annual report/uniform business report and penalty fees is \$2300.00.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6097.

Marsha Thomas  
Document Specialist

Letter Number: 605A00065112

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SECRETARY OF STATE  
FLORIDA

06 JAN 26 AM 11:14

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**SMITH, ORTIZ, GOMEZ AND BUZZI, P.A.**  
CERTIFIED PUBLIC ACCOUNTANTS  
132 MINORCA AVENUE  
CORAL GABLES, FLORIDA 33134

TEL. (305) 441-1012 E-MAIL: SOGB@AOL.COM  
FAX (305) 442-1138

JULIO M. BUZZI, C.P.A.  
ANTONIO E. GOMEZ, C.P.A.  
FERNANDO L. ORTIZ, C.P.A.  
SHADI J. SHOMAR, C.P.A.  
JOSE E. SMITH, C.P.A.  
RODOLFO L. ORTIZ, CONSULTANT

MEMBERS:  
AMERICAN INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS  
FLORIDA INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS

November 9, 2005

Ms. Marsha Thomas  
Florida Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Subject : Lani Property Holdings, Inc., (a British Virgin Islands Corporation)  
Ref. Number : W05000048920

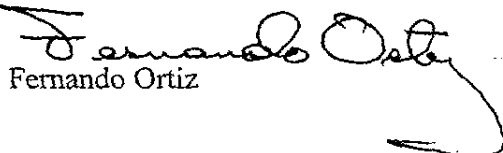
Dear Ms. Thomas:

We are writing to respectfully request consideration for the abatement of penalties totaling \$2,300.00. The above referenced corporation was formed to hold title to a single family residence on behalf of its sole stockholder, a Jamaican citizen. The Company was not formed to engage in trade or business activity in the State of Florida.

Title to the residence is held by the Company. The sole stockholder and officer is a foreign person who had no prior knowledge or reason to know that registration of the foreign corporation was required since the holding of real estate property is generally deemed to be a passive investment rather than a "trade or business" activity.

We request your consideration in relieving the Company of this penalty and request that you accept the application as filed together with the payment of \$78.75. The Company will continue to file the annual registration with the State of Florida until it disposes of the property.

Sincerely,

  
Fernando Ortiz

06 JAN 26 PM 11:14  
FILED  
TALLAHASSEE, FLORIDA  
SECRET



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

January 6, 2006

FERNANDO ORTIZ  
SMITH, ORTIZ, GOMEZ AND BUZZI, P.A.  
132 MINORCA AVE.  
CORAL GABLES, FL 33134

SUBJECT: LANI PROPERTY HOLDINGS, INC.  
Ref. Number: W05000048920

FILED  
06 JAN 26 AM 11:14  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

We have received your document for LANI PROPERTY HOLDINGS, INC. and your check(s) totaling \$78.75. However, the document has not been filed and is being retained in this office for the following:

Based on the information you have provided and in accordance with s.607.1502(4), 608.502(4) or 617.1502(4), F.S., this office will reduce the civil penalty of \$1,000 per year to \$500 per year for each year this entity transacted business or conducted its affairs in Florida prior to qualification. Therefore, the total amount due to cover both annual report/uniform business report and penalty fees is \$1300.00.

The total amount due is \$1378.75.

There is a balance due of \$1300.00.

If you have any questions concerning the filing of your document, please call (850) 245-6911.

Brenda Tadlock  
Senior Section Administrator

Letter Number: 706A00001141

**APPLICATION BY FOREIGN CORPORATION FOR AUTHORIZATION TO TRANSACT  
BUSINESS IN FLORIDA**

IN COMPLIANCE WITH SECTION 607.1503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO  
REGISTER A FOREIGN CORPORATION TO TRANSACT BUSINESS IN THE STATE OF FLORIDA.

1. LANI PROPERTY HOLDINGS, INC.  
(Enter name of corporation; must include "INCORPORATED," "COMPANY," "CORPORATION,"  
"Inc.," "Co.," "Corp.," "Inc.," "Co.," or "Corp.")

(If name unavailable in Florida, enter alternate corporate name adopted for the purpose of transacting business in Florida)

2. BRITISH VIRGIN ISLANDS 3. \_\_\_\_\_  
(State or country under the law of which it is incorporated) (FEI number, if applicable)

4. \_\_\_\_\_ 5. Perpetual  
(Date of incorporation) (Duration: Year corp. will cease to exist or "perpetual")

6. JANUARY 11, 2003  
(Date first transacted business in Florida, if prior to registration)  
(SEE SECTIONS 607.1501 & 607.1502, F.S., to determine penalty liability)

7. 132 MINORCA AVE., CORAL GABLES, FL 33134  
(Principal office address)

SAME AS ABOVE  
(Current mailing address)

8. RENTAL OF SINGLE FAMILY RESIDENTIAL HOME  
(Purpose(s) of corporation authorized in home state or country to be carried out in state of Florida)

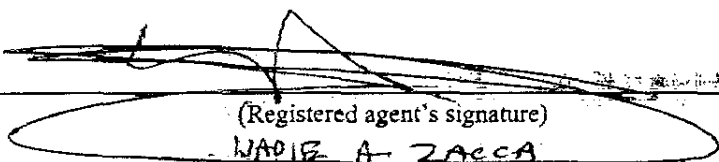
9. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: WADIE A. ZACCA

Office Address: 8900 SW 107TH AVE, SUITE 205  
MIAMI, FL, Florida 33176  
(City) (Zip code)

**10. Registered agent's acceptance:**

*Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this application, 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 relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.*

  
(Registered agent's signature)  
WADIE A. ZACCA

11. Attached is a certificate of existence duly authenticated, not more than 90 days prior to delivery of this application to the Department of State, by the Secretary of State or other official having custody of corporate records in the jurisdiction under the law of which it is incorporated.

12. Names and business addresses of officers and/or directors:

**A. DIRECTORS**

Chairman: \_\_\_\_\_

Address: \_\_\_\_\_

Vice Chairman: \_\_\_\_\_

Address: \_\_\_\_\_

Director: ANNETTE BURROWES

Address: 1 NORBROOK RD, UNIT 8, KINGSTON 8  
JAMAICA.

Director: \_\_\_\_\_

Address: \_\_\_\_\_

**B. OFFICERS**

President: \_\_\_\_\_

Address: \_\_\_\_\_

Vice President: \_\_\_\_\_

Address: \_\_\_\_\_

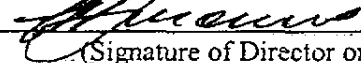
Secretary: \_\_\_\_\_

Address: \_\_\_\_\_

Treasurer: \_\_\_\_\_

Address: \_\_\_\_\_

NOTE: If necessary, you may attach an addendum to the application listing additional officers and/or directors.

13.   
(Signature of Director or Officer listed in number 12 of the application)

14. ANNETTE BURROWES - DIRECTOR  
(Typed or printed name and capacity of person signing application)

FILED  
06 JUN 26 AM 11:14  
SEC. DEPT. OF STATE  
ATLANTA, GEORGIA

1 TERRITORY OF THE BRITISH VIRGIN ISLANDS

2 THE INTERNATIONAL BUSINESS COMPANIES ACT

(CAP. 291)

3 CERTIFICATE OF GOOD STANDING (Section 114)

4 No. 460224

5 DAN PROPERTY HOLDINGS INC

6 The Registrar of Corporate Affairs of the British Virgin Islands  
7 HEREBY CERTIFIES that:

8 the above company was duly incorporated under the  
9 provisions of the International Business Companies Act (Cap. 291)  
10 on the 28th day of August, 2001 as Company No. 460224 on the  
11 register of International Business Companies.

12 the name of the Company is duly on the register of  
13 international business companies and the company has paid all  
14 fees, licence fees, and penalties due and payable under the  
15 provisions of sections 104 and 105 of the said Act.

16 the company has not submitted to me articles of merger or  
17 consolidation that have not yet become effective.

18 the company has not submitted to me articles of arrangement that  
19 have not yet become effective.

20 the company is not in the process of being wound up and dissolved.

21 No proceedings have been instituted to strike the name of the  
22 company off the said register.

23 In so far as is evidenced by the documents filed with me the  
24 company is in good legal standing.

25 Given under my hand and seal  
26 at Road Town, Tortola in the  
27 Territory of the British Virgin Islands  
28 this 14th day of October, 2005.

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