

L04000032690

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

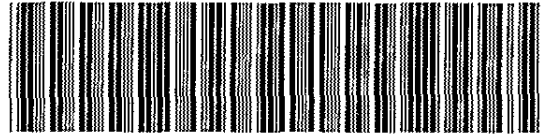
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



000032576640

FILED  
04 APR 29 PM 6:27  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

RECEIVED  
04 APR 29 PM 2:56  
DEPT. OF REVENUE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

Handwritten signature/initials



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 600487 81390A

AUTHORIZATION :

*Patricia Piquito*

COST LIMIT : \$ 155.00

FILED  
04 APR 29 PM 6:27  
TALLAHASSEE  
SECRETARY OF STATE  
FLORIDA

ORDER DATE : April 29, 2004

ORDER TIME : 12:32 PM

ORDER NO. : 600487-005

CUSTOMER NO: 81390A

CUSTOMER: Alfredo G. Duran, Esq  
Alfredo G. Duran, Esq

Terremark Centre, Suite 1400  
2601 South Bayshore Drive  
Miami, FL 33133

DOMESTIC FILING

NAME: IVIV LAND INVESTMENTS, L.L.C.

EFFECTIVE DATE:

ARTICLES OF INCORPORATION  
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
PLAIN STAMPED COPY  
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Darlene Ward - EXT. 2935

EXAMINER'S INITIALS: \_\_\_\_\_

ARTICLES OF ORGANIZATION OF  
IVIV LAND INVESTMENTS, L.L.C.

ARTICLE I

NAME

The name of the Limited Liability Company is IVI V LAND INVESTMENTS, L.L.C.

ARTICLE II

TERM OF EXISTENCE

This Limited Liability Company is to exist perpetually commencing on the date these Articles of Organization are filed with the Secretary of State of Florida unless sooner dissolved in accordance with the laws of the State of Florida.

ARTICLE III

NATURE OF BUSINESS

This Limited Liability Company is being formed for the following purposes:

To conduct any and all business activities permitted by the Florida Limited Liability Company Act, for a limited liability company pursuant to Chapter 608.404 or any successor statute of the State of Florida.

To generally have and exercise all powers, rights and privileges necessary and incident to effecting the objects mentioned herein.

To engage in any lawful conduct which has the purpose of or may be conducive to enhancing the value of the Limited Liability Company's property.

To carry on any other lawful business and to do any and everything necessary, suitable, convenient or proper for the accomplishment of, or incidental to, any or all of the purposes and objects hereinbefore enumerated.

ARTICLE IV

PLACE OF BUSINESS, REGISTERED AGENT  
AND  
REGISTERED OFFICE

The address of this Limited Liability Company's place of business shall be 155 Ocean Lane Drive, Unit 315, Key Biscayne 33149. The registered agent of this Limited Liability Company shall be Alfredo G. Duran, whose business address at 2601 So. Bayshore Dr., Suite 1400, Miami, Florida 33133, shall be the registered office of this Limited Liability Company.

FILED  
04 APR 29 PM 6:27  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLE V

CAPITAL CONTRIBUTIONS

The aggregate initial capital contributions of the members of this Limited Liability Company shall be Ten Thousand Dollars (\$10,000.00).

ARTICLE VI

ADDITIONAL MEMBERS

Additional members of this Limited Liability Company shall be admitted only upon the unanimous consent of all of the existing members and upon such terms and conditions as are provided in the Regulations or as the existing members shall establish.

ARTICLE VII

CONTINUATION OF BUSINESS

The members of this Limited Liability Company shall have the right to continue the business of the Limited Liability Company 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.

ARTICLE VIII

This Limited Liability Company shall be managed by the following managers, who shall serve until the first annual meeting of the members or until their successors are elected and qualify.

GIUSEPPE MAURO R. QUERCIA

Operating Manager

ARTICLE IX

REGULATIONS

The affairs of this Limited Liability Company shall be governed by its Regulations to the extent they are not inconsistent with law or these Articles of Organization.

ARTICLE X

AMENDMENTS TO REGULATIONS

The power to adopt, alter, amend or repeal Regulations shall be vested in the members of this Limited Liability Company. Said amendment must be by a majority vote of the members.

ARTICLE XI

ORGANIZERS

The name and address of the person signing these Articles is:

GIUSEPPE MAURO R. QUERCIA  
155 Ocean lane Dr., Unit 315  
Key Biscayne, Florida 33149

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Organization.

  
\_\_\_\_\_  
GIUSEPPE MAURO R. QUERCIA

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of April, 2004  
by GIUSEPPE MAURO R. QUERCIA. He is personally known to me.



  
\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF FLORIDA

**STATEMENT OF ACCEPTANCE**  
**OF**  
**REGISTERED AGENT OF**  
**IVIV LAND DEVELOPMENT, L.L.C.**

In accordance with the Florida Limited Liability Company Act, Chapter 608.415(2), the undersigned hereby accepts the appointment as registered agent of the above captioned limited liability company. The registered agent further acknowledges that the address listed below is the business office address of the registered agent, which will be the registered office of the limited liability company for the service of process.

**REGISTERED AGENT**

  
**ALFREDO G. DURAN**

**ADDRESS:**

2601 So. Bayshore Drive, S-1400  
Miami, Florida 33133

**ACKNOWLEDGEMENT**

STATE OF FLORIDA           )  
  ) SS  
COUNTY OF MIAMI-DADE    )

BEFORE ME, a Notary Public, authorized to take acknowledgements in the State and County set forth above, personally appeared, ALFREDO G. DURAN, known to me to be the person who executed the foregoing Statement of Acceptance of Registered Agent, and who acknowledged before me its execution at Miami, Miami-Dade County, Florida on this 29<sup>th</sup> day of April, 2004.



  
**NOTARY PUBLIC**  
**STATE OF FLORIDA**