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JOSE DE K D

Requestor's Name

1108 Ponce de Leon Blvd.

Address

Coral Gables, FL 33134

City

State

Zip

Phone

305 442-6009

VALIDATION ONLY

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ALLIANCE, FLORIDA

CORPORATION(S) NAME

Land Investments & Development, LLC

☐ Profit

☐ NonProfit

☐ Amendment

☐ Merger

☐ Foreign

☐ Dissolution

☐ Mark

☐ Limited Partnership

☐ Annual Report

☒ Other

☐ Reinstatement

☐ Reservation

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**ARTICLES OF ORGANIZATION OF
LAND INVESTMENTS & DEVELOPMENT, LLC**

The undersigned hereby certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall be the Charter and authority for the conduct of business of such limited liability company.

**ARTICLE I
NAME**

The name of the limited liability company¹ shall be Land Investments & Development, LLC, and its principal place of business shall be 1851 NW 125 Ave., Suite 351, Pembroke Pines, Broward County FL 33028, State of Florida, but it shall have the power and authority to establish branch offices at such place or places as may be designated by the members.

**ARTICLE II
PURPOSES AND POWERS**

The general nature of the business or businesses to be transacted and which the limited liability company is authorized to transact, in addition to those authorized by the laws of the State of Florida, and the powers of the limited liability company, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all of the powers conferred by the laws of the State of Florida, and to do any and all things herein set forth to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of the Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department thereof, and to perform and carry out, assign, cancel, or rescind any of such contracts.
5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated herein otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in such capacity or under such arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest thereof, and to aid, assist, or participate in any lawful enterprise in connection therewith or incidental to such agency, representation, or service, and to render any other service or assistance insofar as it lawfully may under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers herein set forth, either along or in association with others incidental or pertaining to, or growing out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

7. The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing herein contained shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under the laws of the State of Florida, lawfully carry on, exercise, or do.

ARTICLE III PROFITS AND LOSSES

1. Sharing of Profits. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to an allocation of profits on the basis of the member's relative capital account. The distributive share of the profits shall be determined and, only by unanimous consent of the members, paid to the members on such date or dates as the members shall specify.

2. Losses. All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business.

ARTICLE IV LIMITED LIABILITY COMPANY POWERS, MANAGEMENT AND REGULATIONS

This limited liability company shall be managed by the members in proportion to their contributions to the capital of the company. All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. The names and addresses of the persons who shall serve as such until the organizational meeting of members or until their successor(s) are elected and qualify are as follows: William Perez, 1121 NW 130 Ave., Pembroke Pines, Florida 33028 and Roger Garcia, 11930 NW 21 St., Pembroke Pines, FL 33026.

This article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

No regulation of this limited liability company may be adopted, changed or revoked without

the approval of the members holding at least 51% of the membership interests.

ARTICLE V DURATION

This limited liability company shall exist perpetually from the date of filing these Articles of Organization with the Department of State or until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

ARTICLE VI PRINCIPAL PLACE OF BUSINESS

The street address of the initial principal of office of this limited liability company shall be located at 1851 NW 125 Ave., Suite 351, Pembroke Pines, Broward County FL 33028. The mailing address of the limited liability company is 1851 NW 125 Ave., Suite 351, Pembroke Pines, Broward County FL 33028.

ARTICLE VII INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The name of the initial registered agent of the limited liability company is Jose M. de la O, Esq., whose address is 1108 Ponce de Leon Blvd., Coral Gables, FL 33134.

ARTICLE VIII RESTRICTIONS ON MEMBERSHIP

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except as provided in the regulations of the company or a written agreement among the members.

Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business upon unanimous consent of such remaining members.

ARTICLE IX RECITATIONS

The undersigned, being the original members of the limited liability company, hereby certify that the foregoing constitutes the proposed Articles of Organization of Land Investments & Development, LLC; that the company has at least two members; that the amounts of cash or agreed value and description of property other cash contributed by the members as set forth in Article III are true and correct.

Executed by the undersigned at Coral Gables, Florida, on Dec 6,, 2004.

William Perez
William Perez, Member
Roger Garcia
Roger Garcia, Member

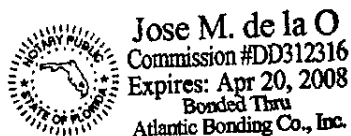
STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

BEFORE ME, a notary public authorized to take acknowledgments in the State and County set forth above, personally appeared William Perez and Roger Garcia, known to me of who produced as identification _____ and known by me to be the person(s) who executed the foregoing Articles of Organization, and they acknowledged before me that they executed those Articles of Organization and the statements contained therein are true.

IN WITNESS WHEREOF, I have hereunto set me hand and affixed my official seal, in the State and County aforesaid, this 6th day of December, 2004.

Jose M. de la O
Name: _____
NOTARY PUBLIC,
STATE OF FLORIDA

My Commission Expires:



2005 JAN 18 PM 2:04
TALLAHASSEE, FLORIDA