

Division of Corporations

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Florida Department of State

Division of Corporations
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Fax Number : (850) 617-6383

From:

Account Name : MORRISON & MILLS, P.A.
Account Number : I20000000030
Phone : (813) 258-3311
Fax Number : (813) 258-3209

FLORIDA/FOREIGN LIMITED LIABILITY CO.

MB Land Group, LLC

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EXAMINER

(11090000094903)

**ARTICLES OF ORGANIZATION
OF
MB LAND GROUP, LLC**

The undersigned organizer, hereby makes, subscribes, acknowledges and files with the Secretary of State of the State of Florida these Articles of Organization for the purpose of forming a limited liability company in accordance with the laws of the State of Florida.

ARTICLE I - NAME

The name of this limited liability company shall be MB LAND GROUP, LLC (hereinafter the "Company")

ARTICLE II - PURPOSE

This Company is organized for the purpose of transacting any or all lawful business in accordance with the laws of Florida as enumerated in the Florida Limited Liability Company Act.

ARTICLE III - DURATION

This Company shall have perpetual existence.

ARTICLE IV - ADDRESS OF PRINCIPAL OFFICE

The mailing and street address and location of the principal offices of the Company shall be 1616 Allison Woods Lane, Tampa, FL 33619, but the Company shall have the power to establish branch offices and other places of business at such other places within or without the state of Florida as may be determined and deemed expedient by the Members.

ARTICLE V - REGISTERED AGENT

The name and street address of the initial registered agent of this Company shall be Frederick J. Mills, Esquire, of Morrison & Mills, P.A., at 1200 W. Platt Street, Suite 100, Tampa, Florida 33606.

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ARTICLE VI - MEMBERSHIP

The Company shall initially have two (2) members. Additional Members may be admitted to the Company only upon unanimous affirmative vote of all of the then existing Members and upon such terms as may be unanimously agreed upon by such exiting Members in writing. All members shall sign an Operating Agreement, if and when said Operating Agreement is adopted by the Company. At no time during the existence of this Company shall there ever be less than one (1) Member.

ARTICLE VII - MANAGEMENT

The management of the business affairs of this Company shall be delegated to a manager. The Members have unanimously agreed in writing to have Ronald A. Fair as the Manager of the Company. The members may select a different manager or a successor manager at the time the Company adopts an Operating Agreement or Regulations. The terms of the Operating Agreement or the Regulations shall govern the business affairs of this Company.

ARTICLE VIII - ANNUAL MEETING

The time and place of the annual Members' meeting shall be the 15th day of March of each and every year at the principal offices of the Company unless the Operating Agreement or the Regulations set a different date or a date is set by a resolution of the Members. The Members may waive notice thereof before or after the meeting.

ARTICLE IX - POWERS

This Company shall have all of the powers enumerated in the Florida Limited Liability Company Act.

ARTICLE X - AMENDMENTS

This Company reserves the right to amend or repeal any provisions contained in these Articles of Organization or any amendment hereto by unanimous affirmative vote of all of the Members of the Company at the time of such proposed amendment. In the event an Operating Agreement or Regulations are adopted by the Company then any right conferred upon the Members shall take priority over this Article.

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ARTICLE XI - CONTINUATION OF EXISTENCE

Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or upon the occurrence of any other event which terminates the continued membership of a Member in the Company, the remaining Member or Members of the Company shall have a right, by affirmative vote, to continue the existence and business of the Company.

ARTICLE XII - REGULATIONS or OPERATING AGREEMENT

After formation of the Company, the Members may adopt Regulations or an Operating Agreement to govern the business operations of this Company. If adopted, the Regulations or Operating Agreement shall govern the actions of the members and the Operating Agreement shall have priority over these Articles. These Articles may thereafter be modified, amended or repealed upon affirmative vote of the Members of the Company at the time of such proposed amendment.

ARTICLE XIII - CONTRIBUTIONS

The amount of cash, the description and agreed value of other non-cash contributions, and the amount or description of property anticipated to be contributed by the Members shall be addressed, if at all, in a document separate and distinct from these Articles.

ARTICLE XIV - ADDITIONAL CONTRIBUTIONS

Unless specifically provided in the Operating Agreement to the contrary, each Member of the Company shall make additional capital contributions to the Company only upon the unanimous consent of all of the Members.

ARTICLE XV - TAX STATUS

This Company shall be treated as a partnership for federal tax purposes.

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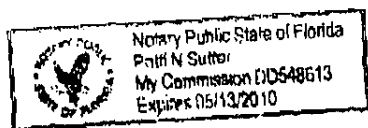
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IN WITNESS WHEREOF, the undersigned has hereunto set his hands and seal, acknowledged,
and filed the foregoing Articles of Organization under the existing laws of the State of Florida.

By: [Signature]
Frederick J. Mills, as Organizer

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 14th day of January, 2009, by Frederick J. Mills, who is personally known to me or who has produced identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Print Name: Patti N. Sutter

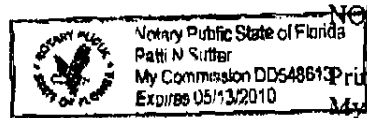
STATEMENT OF ACCEPTANCE
OF APPOINTMENT AS REGISTERED
FOR
MB LAND GROUP, LLC

Having been named in the Articles of Organization of MB LAND GROUP, LLC as Registered Agent to accept service of process for the aforesaid company at its registered office at 1200 West Platt Street, Suite 100, Tampa, Florida 33606, the undersigned does hereby agree to act in this capacity and further agrees to comply with the provisions of all statutes relative to the proper and complete discharge of his duties, including those duties and obligations specified in the Florida Limited Liability Company Act.

By: [Signature]
Frederick J. Mills, Registered Agent

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 14th day of January, 2009, by Frederick J. Mills, Esq. who is personally known to me or who has produced identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Print Name: Patti N. Sutter
My Commission Expires: _____
My Commission No. is: _____

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