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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: Dunedin Land Lease, LLC
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Michelle Cates Deal

Name of Person

Thomas W. Ruggles, P.A.

Firm/Company

603 Indian Rocks Road

Address

Belleair, FL 33756

City/State and Zip Code

twrlaw@tampabay.rr.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Michelle Cates Deal

Name of Person

at (727) 449-2500

Area Code & Daytime Telephone Number

Enclosed is a check for the following amount: ☒

☐ \$125.00 Filing Fee

☐ \$130.00 Filing Fee &
Certificate of Status

☐ \$155.00 Filing Fee &
Certified Copy
(additional copy is enclosed)

☐ \$160.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

Mailing Address

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

Street/Courier Address

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

** See attached letter
from FL Dept of State*

ARTICLES OF ORGANIZATION OF DUNEDIN LAND LEASE, LLC

The undersigned, acting as the organizer and authorized representative, for the purpose of formation of a Limited Liability Company under the Florida Limited Liability Act, Florida Statutes, Chapter 608, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I. NAME

The name of this Limited Liability Company shall be **DUNEDIN LAND LEASE, LLC.**

ARTICLE II. PLACE OF BUSINESS AND REGISTERED AGENT

The registered office and principal place of business of this Company shall be 4500 140th Avenue North, Suite 101, Clearwater, FL 33762 and such other place or places as the members from time to time may determine. The street address and mailing address are the same.

The initial name and address of the Registered Agent of the Company shall be Michelle Cates Deal, Esq., 603 Indian Rocks Road, Belleair, FL 33756

ARTICLE III. PURPOSE

The Company is created and organized for the purpose of holding real estate, maintaining leasehold estates and to transact any lawful business, profession or activity for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all of the powers granted to a Limited Liability Company under the laws of the State of Florida.

ARTICLE IV. MANAGEMENT

The Company shall be managed by a manager in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The name and address of the initial manager of the Company is:

Steve E. Engelhardt
4500 140th Avenue N., Ste. 101
Clearwater, FL 33762


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Members have no authority to bind the Company.

**ARTICLE V.
COMMENCEMENT OF LIMITED LIABILITY COMPANY'S EXISTENCE**

The date that this limited liability company's existence shall begin shall be the date and time the Articles of Organization are filed.


IN WITNESS WHEREOF, the undersigned organizer and authorized representative has executed these Articles of Organization on the 10 day of June, 2012.


Michelle Cates Deal, Esq.
Organizer and authorized representative

ACCEPTANCE OF REGISTERED AGENT

Michelle Cates Deal, Esq. does hereby accept the designation of Registered Agent and states that she is familiar with, and accepts the obligations provided for in 607.0501, Florida Statutes.

DATED this 10 day of June 2012.


Michelle Cates Deal, Esq.
Registered Agent