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**FLORIDA LIMITED LIABILITY CO.
Viera Preserve Development, LLC**

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EXAMINER
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**ARTICLES OF ORGANIZATION
OF
VIERA PRESERVE DEVELOPMENT, LLC**

The undersigned, being authorized to execute and file these Articles, hereby certifies that:

1.0 NAME.

The name of the Limited Liability Company is **Viera Preserve Development, LLC.**

2.0 ADDRESS.

The mailing address and street address of the principal office of the Limited Liability Company is 330 N. Babcock Street, Suite 103, Melbourne, FL 32935.

3.0 REGISTERED AGENT, REGISTERED OFFICE & REGISTERED AGENT'S SIGNATURE.

The name and the Florida street address of the registered agent are:

Michael E. Maguire
330 N. Babcock Street, Suite 103
Melbourne, FL 32935

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, 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 relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, Florida Statutes.


Michael E. Maguire

THIS INSTRUMENT PREPARED BY:
DALE A. DETTMER, ESQ.
304 S. Harbor City Boulevard, Suite 201
Melbourne, Florida 32901
(321) 723-5646
Florida Bar Number: 172988

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4.0 OPERATING AGREEMENT.

The power to adopt the Operating Agreement of the Company, to alter, amend or repeal the Operating Agreement of the Company, or to adopt a new Operating Agreement, shall be vested in the members of the Company. The Operating Agreement of the Company shall be for the government of the Company and may contain any provisions or requirements for the management or conduct of the affairs and business of the Company, provided the same are not inconsistent with the provisions of these Articles or contrary to the laws of the State of Florida or of the United States.

5.0 MANAGER.

The initial Manager of the Company shall be:

Michael E. Maguire
330 N. Babcock Street, Suite 103
Melbourne, FL 32935

6.0 AMENDMENT OF ARTICLES OF ORGANIZATION.

The Company reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Organization in the manner now or hereafter prescribed by statute, and all rights conferred upon the members herein are subject to this reservation.

IN WITNESS WHEREOF, I have signed these Articles of Organization and acknowledge them to be my act this 14 day of March, 2014.


Michael E. Maguire, Manager

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