

**m1300000 6/20**

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Email Address: mmoser@starwoodland.com

Foreign Limited Liability Company  
**LAND INVESTMENT STRATEGIES, LLC**

Certificate of Status	1
Certified Copy	1
Page Count	06
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H13000214498 3

APPLICATION BY LAND INVESTMENT STRATEGIES, LLC,  
FOR  
AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

In compliance with Section 808.503, Florida Statutes, the following is submitted to register Land Investment Strategies, LLC, a Delaware limited liability company (the "Company"), to transact business in the State of Florida:

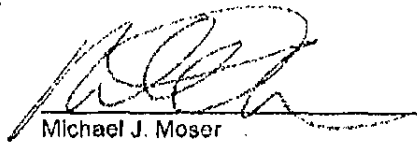
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1. The name of the Company is:  
Land Investment Strategies, LLC
2. The jurisdiction under the law of which the Company is organized is Delaware.
3. The federal identification number for the Company is 27-0753299.
4. The date the Company was organized in Delaware is July 13, 2009.
5. The duration of the Company is perpetual.
6. The date the Company first transacted business in Florida is upon the filing of this application.
7. The street address and the mailing address of the principal office of the Company is 1412 Ridgewood Lane, Sarasota, Florida 34231.
8. The Company is a manager-managed limited liability company.
9. The name of the Florida registered agent and the address of the Florida registered office of the Company is:  
Cross Street Corporate Services, LLC, a Florida limited liability company  
200 South Orange Avenue  
Sarasota, Florida 34236
10. The name and usual business address of the Manager of the Company is as follows:  
Michael J. Moser  
1412 Ridgewood Lane  
Sarasota, Florida 34231
11. Attached is an original certificate of existence, no more than 90 days old, duly authenticated by the official having custody of the records in the jurisdiction under the law of which the Company is organized.

H13000214498 3

12. The purpose of the Company authorized in Delaware and to be carried out in the State of Delaware is to engage in any lawful act or activity for which limited liability companies may be organized under the Delaware Limited Liability Company Act and the Florida Limited Liability Company Act.

Dated this 26 day of September 2013.



Michael J. Moser  
As its Manager

In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

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TALLAHASSEE, FLORIDA

#### ACKNOWLEDGEMENT OF REGISTERED AGENT

By execution hereof, the undersigned accepts appointment as registered agent of the Company, and acknowledges that it is familiar with, and accepts, the obligations of that position.

Cross Street Corporate Services, LLC,  
a Florida limited liability company

By: 

E. John Wagner, II  
As a Vice President

H13000214498 3

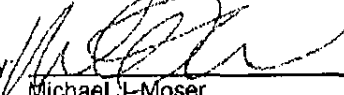
STATEMENT BY THE MANAGER  
OF  
LAND INVESTMENT STRATEGIES, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

The undersigned is the Manager of Land Investment Strategies, LLC, a Florida limited liability company, which was duly formed in the State of Florida on September 25, 2013, and assigned document number \_\_\_\_\_ (the "Entity").

On behalf of the Entity, the Manager has consented to the use of the name "Land Investment Strategies, LLC" by the Authorized Representative of Land Investment Strategies, LLC.

Dated this 25 day of September 2013.

Land Investment Strategies, LLC,  
a Florida limited liability company

By:   
Michael J. Moser  
As its Manager

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H13000214498 3

# Delaware

PAGE 1

*The First State*

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "LAND INVESTMENT STRATEGIES, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-FIFTH DAY OF SEPTEMBER, A.D. 2013.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "LAND INVESTMENT STRATEGIES, LLC" WAS FORMED ON THE THIRTIETH DAY OF JULY, A.D. 2009.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.

4715573 8300

131128582

You may verify this certificate online  
at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)



  
Jeffrey W. Bullock, Secretary of State  
AUTHENTICATION: 0765672

DATE: 09-25-13

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# Delaware

PAGE 1

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I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "LAND INVESTMENT STRATEGIES, LLC", FILED IN THIS OFFICE ON THE THIRTIETH DAY OF JULY, A.D. 2009, AT 6:47 O'CLOCK P.M.

4715573 8100

090742681

You may verify this certificate online  
at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)



  
Jeffrey W. Bullock, Secretary of State  
AUTHENTICATION: 7449789

DATE: 07-31-09

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H13000214498 3

State of Delaware  
Secretary of State  
Division of Corporations  
Delivered 07:09 PM 07/30/2009  
FILED 06:47 PM 07/30/2009  
SRV 090742681 - 4715573 FILE

**STATE of DELAWARE  
LIMITED LIABILITY COMPANY  
CERTIFICATE of FORMATION**

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TALLAHASSEE, FLORIDA  
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First: The name of the limited liability company is LAND INVESTMENT STRATEGIES, LLC

Second: The address of its registered office in the State of Delaware is 2711 Centerville Road, Suite 400 in the City of Wilmington  
Zip code 19808. The name of its Registered agent at such address is Corporation Service Company

Third: (Use this paragraph only if the company is to have a specific effective date of dissolution: "The latest date on which the limited liability company is to dissolve is \_\_\_\_\_")

Fourth: (Insert any other matters the members determine to include herein.)

In Witness Whereof, the undersigned have executed this Certificate of Formation this 30th day of JULY, 2009.

By: [Signature]  
Authorized Person (s)

Name: E. JOHN WAGNER, II