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TALLAHASSEE, FLORIDA

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12-3

TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: _____
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee
& Certificate of Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate of
Status

ADDITIONAL COPY REQUIRED

FROM: _____

NAME: (PLEASE PRINT)

PHONE

305-233-5889

MONTURA LAND DEVELOPMENT

P.O. Box 970847

Miami, FLA. 33197

City, State & Zip

Daytime Telephone number

DEPT. OF STATE
TALLAHASSEE, FLORIDA

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NOTE: Please provide the original and one copy of the articles.

W-43574

MONTURA LAND DEVELOPMENT, INC.
19890 S. W. 200 Street
Miami, Florida 33187

DATE:

11/27/04

TO:

STATE OF FLA.

CORP. DIVISION

DEAR

PEOPLE:

I mailed to you yesterday in another Express Mail package the articles of incorporation for Montura but forgot to enclose check for \$78.50.

Please coordinate the assembly of both packages.
Thank you!

Ron Jawby

Tel: 305-233-5889



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

November 30, 2004

MONTURA LAND DEVELOPMENT
PO BOX 970847
MIAMI, FL 33197

SUBJECT: MONTURA LAND DEVELOPMENT, INC.
Ref. Number: W04000043574

We have received your document for MONTURA LAND DEVELOPMENT, INC., however, upon receipt of your document no check was enclosed. Please send a check or money order payable to the Department of State for \$78.75.

An effective date may be added to the Articles of Incorporation if a 2005 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6919.

Beth Register
Document Specialist Supervisor
New Filings Section

Letter Number: 104A00067106

ARTICLES OF INCORPORATION

OF

MONTURA LAND DEVELOPMENT, INC.

We, the undersigned, desiring to organize a corporation for the purposes hereinafter stated, pursuant to the laws of the State of Florida, hereby certify as follows:

ARTICLE I - NAME

The name of this corporation shall be:

MONTURA LAND DEVELOPMENT, INC.

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TALLAHASSEE, FLORIDA

ARTICLE II - INCORPORATION

This corporation shall be in existence as of the date of filing.

ARTICLE III - DURATION

This corporation shall exist perpetually unless sooner dissolved according to law.

ARTICLE IV - PURPOSE

The general nature of the business and objects and purposes proposed to be transacted and carried on are to do any and all of the things herein mentioned, as fully and to the same extent as natural persons might or could do and to exercise all of the rights which are now or may hereafter be conferred upon corporations generally by the laws of the State of Florida.

ARTICLE V - STOCK

The capital stock authorized, the par value thereof, and the characteristics of such stock shall be as follows: Seven Thousand Five Hundred (7,500) shares; One (\$1.00) Dollar per share value, which shall be designated "Common Shares".

ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is: 19890 S. W. 200th Street, Miami, Florida 33187 and the initial registered agent of this corporation at this address is :

Ronald L. Jacoby

Principal office address of the corporation is same as registered office above.

ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have (1) Directors initially. The number of Directors may be increased or diminished, from time to time, by the By-Laws but shall never be less than one (1). The names and address of the initial Directors of this corporation are:

Ronald L. Jacoby
19890 S. W. 200th Street
Miami, Florida 33187

ARTICLE VIII - BY-LAWS

The By-Laws of this corporation may be adopted, altered, amended or repealed by either the Stockholders or Directors.

ARTICLE IX - MANAGEMENT

The corporation shall be managed by a Board of Directors unless Stockholders shall, by a majority vote hereafter, determine that the corporation shall be managed by the Stockholders. If the corporation is managed by Directors, the exact number of Directors shall be determined by the Stockholders, from time to time, but at no time shall there be less than one (1) Director.

ARTICLE X - AMENDMENT

These Articles may be amended, provided, every amendment is approved by a majority of the Board of Directors and Stockholders.

ARTICLE XI - INCORPORATORS

The name and address of the persons signing these Articles are:

Ronald L. Jacoby
19890 S. W. 200th Street
Miami, Florida 33187

ARTICLE XII - INDEMNIFICATION

The corporation shall indemnify any and all persons who may serve or may have served at any time as Directors or Officers, or who, at the request of the Board of Directors or Stockholders of the corporation, may serve as Directors or Officers of another corporation in which the corporation at such time may own shares of stock or of which it was or may be a creditor, and their respective heirs, administrators, successors, and assigns, against any and all expenses, including amounts paid upon judgments, counsel fees and amounts paid in settlement (before or after suit is commenced, actually and necessarily incurred by such persons in connection with the defense or settlement of any claim, action suit or proceeding in which they, or any of them are made parties or a party, or proceeding in which they, or any of them, by reason of being or having been Directors or Officers of the corporation, or of such other corporation, except in relation to matters to which any such Director or Officer shall be adjudged in any action, suit or proceeding to be liable for his own gross negligence or willful misconduct in the performance of duty. Such indemnification shall be in addition to any other rights to which those indemnified may be entitled under any law, By-Law, Agreement, vote of Stockholders or otherwise. The private property of the Stockholders shall not be subject to the payment of the corporate debts in any extent whatsoever. The corporation shall have a first lien on the shares of its members, and upon dividends due them for any indebtedness to the corporation of such members of the corporation.

ARTICLE XIII - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and right conferred upon the Stockholders is subject to the reservation.

ARTICLE XIV - PREEMPTIVE RIGHTS

Every Stockholder, upon the sale for cash of any new stock of holds, shall have the right to purchase his pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 26th day of November, 2004.



Ronald I. Jacoby

ACCEPTANCE BY REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN ARTICLE VI OF THESE ARTICLES OF INCORPORATION, THE UNDERSIGNED CORPORATION HEREBY AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPERTY AND COMPLETE DISCHARGE OF ITS DUTIES.

Dated this 26th day of November, 2004.

By: _____

Ronald L. Jacoby

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TALLAHASSEE, FLORIDA

STATE OF FLORIDA)

)

COUNTY OF DADE)

BEFORE ME, a Notary Public authorized in the State and County set forth above, personally appeared Ronald L. Jacoby

known to and known by me to be the persons who as Incorporators executed the foregoing Article of Incorporation of Montura Land Development, Inc. and they acknowledged before me that they executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County last aforesaid this 26th day of November, 2004.


Notary Public State of Florida



Romy Samtani
MY COMMISSION # 00157103 EXPIRES
October 10, 2006