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Charter Number Only

3-21-95 Elvira  
#2017  
Attilio Castaldi  
80 S.W. 8 Street  
Miami, FL 33130  
City State ZIP Phone  
371-2618

REGISTRATION ONLY

700001436547  
-03/22795--01004--025  
\*\*\*\*122.50 \*\*\*\*122.50

CORPORATION(S) NAME

LANDMARK ESTATES, Inc.

FILED  
MAR 22 1995  
FBI



Toll Free: 1-800-432-3028

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| <input checked="" type="checkbox"/> Profit         | <input type="checkbox"/> Amendment       | <input type="checkbox"/> Merger                     |
| <input checked="" type="checkbox"/> NonProfit      | <input type="checkbox"/> Foreign         | <input type="checkbox"/> Mark                       |
| <input type="checkbox"/> Limited Partnership       | <input type="checkbox"/> Dissolution     | <input type="checkbox"/> Other                      |
| <input type="checkbox"/> Reinstatement             | <input type="checkbox"/> Annual Report   | <input type="checkbox"/> Change of Registered Agent |
| <input type="checkbox"/> Reservation               | <input type="checkbox"/> Photo Copies    | <input type="checkbox"/> Certificate Under Seal     |
| <input checked="" type="checkbox"/> Certified Copy | <input type="checkbox"/> Call When Ready | <input type="checkbox"/> Call If Problem            |
| <input type="checkbox"/> Walk In                   | <input type="checkbox"/> Will Wait       | <input type="checkbox"/> After 4:30                 |
| <input type="checkbox"/> Pick Up                   | <input type="checkbox"/> Mail Out        |   |

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H. SIMS MAR 22 1995

**ARTICLES OF INCORPORATION**

**OF**

**LANDMARK ESTATES, INC.**

FILED  
MAR 22 1983  
STATE OF FLORIDA  
CLERK OF THE CIRCUIT COURT

**ARTICLE I. NAME**

The name of this corporation shall be LANDMARK ESTATES, INC.

**ARTICLE II. COMMENCEMENT & DURATION**

The commencement of this corporation's existence shall be at the time of the filing of these Articles Of Incorporation by the Secretary of State, Division of Corporations. This corporation's duration shall be perpetual.

**ARTICLE III. PURPOSE**

This corporation is being organized for the purpose of engaging in real estate operations, and in general engaging in the transaction of any and all business activities permitted under the laws of Florida and the United States Of America.

**ARTICLE IV. CAPITAL STOCK**

This corporation shall have the authority to issue 1000 common par value shares of common capital stock.

#### **ARTICLE V. PREEMPTIVE RIGHTS**

Every shareholder, upon the sale for cash by this corporation of any shares of new capital stock of the same kind, class, or series, as that which the shareholder already holds, shall have the preemptive right to purchase a pro rata share thereof (as nearly as may be done without the issuance of fractional shares) at the price at which such shares are offered to others.

#### **ARTICLE VI. TRANSFER RESTRICTIONS**

No shareholder shall have the right to sell, assign, pledge, encumber, transfer, or otherwise dispose of any shares of the capital stock of this corporation, without first offering such shares for sale to this corporation at the net asset value thereof. Such offer shall be in writing, signed by the shareholder, sent by registered or certified mail to this corporation at its registered office address, and open for acceptance by this corporation for a period of fifteen days from the date of mailing. If this corporation fails or refuses, within such period, to make satisfactory arrangements for the purchase of such shares, the shareholder shall have the right to dispose of such shares without any further restrictions.

On the death of any shareholder, this corporation shall have the right to purchase any shares of the capital stock of this corporation owned by the shareholder immediately prior to the shareholder's death, on the terms set forth above, and this provision shall be binding upon the personal representative of the shareholder.

Each stock certificate issued by this corporation shall carry the following legend:

**"These Shares Are Held Subject To Certain Transfer Restrictions Imposed By This Corporation's Articles Of Incorporation, A Copy Of Which Is On File At This Corporation's Principal Office."**

#### **ARTICLE VII. INITIAL BOARD OF DIRECTORS**

The number of directors on this corporation's Initial Board Of Directors shall be two  
(2). The number of directors may be increased or decreased from time to time, as provided in this corporation's bylaws, but shall never be less than one.

The name and address of each individual who shall serve as a member of the Initial Board Of Directors are:

Gianaldo Del Bono, #2509, 780 N.E. 69 Str., Miami, FL 33138.

#### **ARTICLE VIII. INDEMNIFICATION**

This corporation shall indemnify any officer, director, employee, or agent, and any former officer, director, employee, or agent, to the full extent permitted by law.

#### **ARTICLE IX. PRINCIPAL OFFICE & INITIAL REGISTERED OFFICE & AGENT**

The address of this corporation's principal office shall be: #2509, 780 N.E. 69 Str., Miami, FL 33138, and the address of this corporation's initial registered office shall be: #2014, 80 S.W. 8th Str., Miami, FL 33130.

The name of the individual who shall serve as this corporation's initial registered agent at that address is: Attilio M. Costabel.

**ARTICLE X. INCORPORATOR**

The name and address of the individual who shall serve as this corporation's incorporator are: Gianaldo Del Bono, #2509, 780 N.E. 69 Str., Miami, FL 33138.

**ARTICLE XI. AMENDMENT**

This corporation reserves the right to amend or repeal any provisions in these Articles Of Incorporation, or any amendments hereto. Any rights conferred upon the shareholders shall be subject to this reservation.

  
Gianaldo Del Bono - Incorporator

I hereby accept my designation as resident agent and agree to serve as the resident agent of LANDMARK ESTATES, INC. I hereby state that I am familiar with and accept the duties and responsibilities as registered agent for LANDMARK ESTATES, INC.

  
Attilio M. Costabel - Registered Agent

State Of Florida

County Of Dade

FILED  
MAR 21 1995  
CLERK OF DISTRICT COURT  
JUDICIAL CIRCUIT IN AND FOR  
DADE COUNTY, FLORIDA

On 3-21-95, Attilio M. Costabel, designated above as the individual who shall serve as this corporation's initial registered agent and Ginaldo Del Bono, who is acting as incorporator of this corporation, personally appeared before me and signed and acknowledged signing these Articles Of Incorporation Of LANDMARK ESTATES, INC.

  
Notary Public

Commission Expiration Date:

(Seal)

State of Florida / County of DADE  
The foregoing Instrument was acknowledged before me this  
21st day of March 1995 by Ginaldo Del Bono  
Personally Known ☐ OR Produced Identification ☒  
Type of I. D. Produced FL License - D415-280  
58-469-0 (Notary signature)  
Printed name & Comm. # \_\_\_\_\_

