

P96000096746

TRANSMITTAL LETTER

FROM:

Name of corporation: LAND VENTURES INC.
Street address of the corporation 2269 S UNIVERSITY DR #301
City DAVIE State FL ZIP 33324

DEAR CORPORATIONS DIVISION:

Please find enclosed:

1. An original Articles of Incorporation and one copy for the above named corporation.
2. A certified check or money order in the amount of \$ 70.00 for filing fees.

A CERTIFIED COPY is ☒ Is not ☐ requested.

If a certified copy is requested, the additional fee in the amount of \$ 52.50 is enclosed.

Please send responses or receipts concerning this filing to the above address.

Thank you very much.

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****122.50 ****122.50

Eduardo Santa
Incorporator

954-523-0095
Telephone Number

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96 NOV 21 AM 7:53
SECRETARY OF STATE
TALLAHASSEE, FL 32301

99
12-2-96
14R

ARTICLES OF INCORPORATION
of

LAND VENTURES INC.

Pursuant to Chapter 607 of the Florida Business Corporation Act, the undersigned incorporator submits these articles of incorporation for the purpose of forming a for-profit corporation.

Article 1. The name of the Corporation is:

LAND VENTURES INC.

Article 2. The principal place of business and mailing address of this corporation is:

2269 S UNIVERSITY DR #301 DAVIE FL 33324

Article 3. The corporation is authorized to issue one class of stock, that stock being 1000 shares of no par value, common stock, with identical rights and privileges, the transfer of which is restricted according to the bylaws of the corporation.

Article 4. The name and address of the corporation's initial registered agent is:

EDUARDO LAUTIERI 1305 TANGELO ISLE FT LAUD FL 33315

Article 5. The name and street address of the incorporator of this corporation is:

EDUARDO LAUTIERI 1305 TANGELO ISLE FT LAUD FL 33315

Article 6. No Director shall be held liable to the corporation or its shareholders for monetary damages due to a breach of fiduciary duty, unless the breach is a result of self-dealing, intentional misconduct, or illegal actions.

In witness whereof, the undersigned incorporator has executed these Articles of Incorporation on the date below. The undersigned incorporator hereby declares, under penalty of perjury, that the statements made in the foregoing Articles of Incorporation are true, and that the incorporator is at least eighteen years of age.

11-13-96
Date

Eduardo Lautieri
Signature of Incorporator

EDUARDO LAUTIERI
Name of Incorporator

CERTIFICATE OF DESIGNATION
OF
REGISTERED OFFICE AND REGISTERED AGENT

Pursuant to section 607.0501 of The Florida Business Corporation Act, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office and registered agent, in the State of Florida.

1. The name and address of the corporation's registered agent and registered office is:

EDUARDO LAUTIERI
Name
1305 TANGELO ISLE
Street address
FT LAUD FL 33315
City/State/ZIP

Having been named as the registered agent and to accept service of process for the above stated corporation 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.

Eduardo Lautieri
Signature of registered agent.
11-13-96
Date of signature

RECEIVED
STATE
11-13-96

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Please send
copies to certified

c. Denny Smith

59 E Trillium Circle

1. Woodlands Tx 77381

2. and no photo copy
~~and no original to~~

3. Eduardo Laction

4. 1305 Tangelo Isle

Ft Land Fls 33315

Office Use Only

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☐ Walk in

☐ Pick up time

☐ Certified Copy

☐ Mail out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input checked="" type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION
OF

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Land Ventures Inc.

(present name)

Pursuant to the provisions of section 607.1006, Florida Statutes, this Florida profit corporation adopts the following articles of amendment to its articles of incorporation:

FIRST: Amendment(s) adopted: (indicate article number(s) being amended, added or deleted)

Eduardo Lautieri President
1305 Tangello Isle
Ft Laud FL 33315

Daniel P Smith Vice President
59 E Trillium Circle
Woodlands TX 77381

SECOND: If an amendment provides for an exchange, reclassification or cancellation of issued shares, provisions for implementing the amendment if not contained in the amendment itself, are as follows:

THIRD: The date of each amendment's adoption: 12/19/96

FOURTH: Adoption of Amendment(s) (CHECK ONE)

- ☐ The amendment(s) was/were approved by the shareholders. The number of votes cast for the amendment(s) was/were sufficient for approval.
- ☐ The amendment(s) was/were approved by the shareholders through voting groups. *The following statement must be separately provided for each voting group entitled to vote separately on the amendment(s):*

"The number of votes cast for the amendment(s) was/were sufficient for approval by _____"
voting group

- ☐ The amendment(s) was/were adopted by the board of directors without shareholder action and shareholder action was not required.
- ☒ The amendment(s) was/were adopted by the incorporators without shareholder action and shareholder action was not required.

Signed this 19 day of December, 19 96

Signature

Eduardo Lautieri

(By the Chairman or Vice Chairman of the Board of Directors, President or other officer if adopted by the shareholders)

OR

(By a director if adopted by the directors)

OR

(By an incorporator if adopted by the incorporators)

Eduardo Lautieri

Typed or printed name

President/Incorporator

Title