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FLORIDA PROFIT/NON PROFIT CORPORATION  
kjay properties, inc.

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July 15, 2011

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EMPIRE

SUBJECT: KJAY PROPERTIES, INC.  
REF: W11000037330

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Pamela Smith  
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New Filing Section

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P.O BOX 6327 - Tallahassee, Florida 32314

**ARTICLES OF INCORPORATION  
KJAY PROPERTIES, INC.**

We, the undersigned, in order to form a corporation under and pursuant to the provisions of the Laws of Florida for the purposes set forth below, hereby subscribe to these Articles of Incorporation.

**I**

The name of the corporation shall be **KJAY PROPERTIES, INC.**

**II**

The purposes and general nature of the business to be conducted and transacted by the corporation shall be as follows:

A. To do and transact any and all business as permitted under the laws of the State of Florida and the United States of America.

B. To purchase for investment and resale, and to traffic in land, property, houses and buildings and other property of any nature. To create, sell, and deal in freehold and leasehold ground rents. To make advances upon the security of land or houses or other property. To deal in any manner with real and personal property.

C. To draw, make, accept, endorse, discount, execute, and issue promissory notes, bills of exchange, and other negotiable instruments, including bonds, debentures, or other obligations of this corporation, whether secured by mortgage pladge, or otherwise, or unsecured, for money borrowed, or in payment for property purchased or acquired, or for other lawful objects.

D. To guarantee, purchase, hold, sell, assign, transfer, mortgage, pledge or otherwise dispose of the shares of capital stock, or any bonds, securities, or other evidences of indebtedness, to exercise all of the rights, powers and privileges of ownership, including the right to vote according to the rights of said instruments and agreements.

ADRIAN D. FERRADAZ, ESQ.  
7950 W. FLAGLER ST., SUITE 102  
MIAMI, FL 33144  
(305)261-4032  
FLORIDA BAR NO. 329040

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E. To purchase, hold, sell and transfer shares of its own capital stock; subject, however, to such limitations as may be provided by law; and provided further that shares of its own capital stock owned by the corporation shall not be voted upon directly or indirectly nor counted as outstanding for the purpose of any stockholder's quorum or vote.

Without limiting any of the purposes, powers and objects of this corporation, it is expressly declared and provide that this corporation shall have power in carrying on its own business, or for the purpose of accomplishment of any of the purposes or attainment of the objects hereinabove specified, to make and perform contracts of any kind and description and to do any and all other acts and things, and to exercise any and all powers, either as principal, agent or broker, conferred by the Laws of Florida upon corporations, and which a partnership or natural person could do and exercise, and which now or hereafter may be authorized by law.

III

The number of shares of stock that this corporation is authorized to have outstanding at any time is One Thousand shares of \$1.00 par value each.

IV

The existence of this corporation shall be perpetual.

V

The principal office of this corporation shall be:  
7695 S.W. 104<sup>TH</sup> STREET, SUITE 200 MIAMI, FLORIDA 33156.

VI

This corporation shall have two (2) directors initially. The number of directors may be either increased or diminished from time to time by the by-laws, but shall never be less than one.

VII

The name and addressee of the first Board of Director, who shall, subject to these Articles of Incorporation, By-Laws, and the laws of the State of Florida, hold office for the first year of the corporation's existence, or until their successors shall have been elected and qualified, is as follows: STEVEN G. JUCO and KATHRYN B. JUCO, 7695 S.W. 104 ST., #200, MIAMI, FL 33156.

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VIII

The names and addresses of each subscriber to the Certificate of Incorporation are as follows:

NAME	ADDRESS	SHARES	CONSIDERATION
STEVEN G. JUGO	7695 S.W. 104 St., #200 Miami, FL 33156	500	\$ 500.00
KATHRYN B. JUGO	7695 S.W. 104 St., #200 Miami, FL 33156	500	\$ 500.00

IX

The Registered Agent and the registered office for this corporation are: KATHLEEN T. MURPHY

~~7695 S.W. 104 ST., #200~~  
MIAMI, FL 33156

X

The officers of the corporation until the first meeting of the corporation Board of Directors, or until successors are elected, shall be: STEVEN G. JUGO, P/D; KATHRYN B. JUGO, VP/T/S/D.

XI

This corporation shall be initially governed by the stockholders, notwithstanding other provisions of these Articles of Incorporation. At the discretion of the initial sole stockholder or the successor of all shares of the stockholder, or when there are two or more stockholders owning stock in the corporation, at a meeting held for that purpose, stockholders may elect to operate with a Board of Directors and officers as provided elsewhere in these Articles of Incorporation. At such time there shall be elected a minimum of three directors who shall hold office for one year after their election or until their successors are elected or appointed and have qualified. The stockholders shall also elect such persons to fill the offices of: PRESIDENT, VICE PRESIDENT, SECRETARY, TREASURER, and such other offices as are permitted by the By-Laws of the corporation. The officers shall serve for one year after their election or until their successors are elected or appointed and have qualified. The manner and form of electing or appointing officers and directors shall be set out in the By-Laws.

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XII

ARTICLES V. VOTING RIGHTS

Each holder of par value common stock shall at every meeting of the stockholders be entitled to one vote for each share of the par value common stock of the corporation standing in his name at the time of the close of the transfer book before such meeting or as otherwise provided by law.

XIII

PREEMPTIVE RIGHTS

Each stockholder shall have preemptive rights. Every stockholder, upon the sale for cash of any new stock of this corporation of the same kind, class of series as that which he already holds, shall have the right to purchase his pro rata share at the price at which it is offered to others.

XIV

ACKNOWLEDGEMENT AND CONSENT OF REGISTERED AGENT

Having been made initial Registered Agent to accept service of process of the corporation at the initial registered office designated in these Articles of Incorporation, I hereby accept such status and consent to act in this capacity and agree to comply with all the requirements of the law pertaining thereto.

  
KATHLEEN T. MURPHY

XV

INCORPORATOR

The names and addresses of the persons signing these Articles are: STEVEN G. JUGO, 7695 S.W. 104 ST., #200, MIAMI, FL 33156 and KATHLEEN T. MURPHY, 7695 S.W. 104 ST., #200, MIAMI, FL 33156.

IN WITNESS WHEREOF, the undersigned have executed these Articles of Incorporation this 13 day of July, 2011.

  
STEVEN G. JUGO

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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STATE OF FLORIDA  
COUNTY OF DADE

I HEREBY CERTIFY that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, KATHLEEN T. MURPHY and STEVEN G. JUGO, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed. KATHLEEN T. MURPHY is personally known to me. STEVEN G. JUGO is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 13<sup>th</sup> day of July, 2011.

NOTARY PUBLIC STATE OF FLORIDA  
Claudia L. Fortomado  
Commission # DD696992  
Expires: SEP. 07, 2011  
DORSEY RICHARDSON LLP ATTORNEYS AT LAW

  
NOTARY PUBLIC STATE OF FLORIDA

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