

8/7/95

FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS
DEPARTMENT OF STATE
STATE OF FLORIDA
409 EAST GAINES STREET
TALLAHASSEE, FL 32399

FROM: EMPIRE CORPORATE KIT COMPANY
1492 W FLAGLER ST
SUITE 200
MIAMI FL 33135- 1-0000

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CONTACT: RAY STORMONT
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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.

NAME: AACC PROPERTY INVESTMENT CORP.

FAX AUDIT NUMBER: H95000008658

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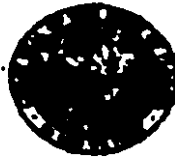
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FLORIDA DEPARTMENT OF STATE
Sandra B. Morham
Secretary of State

August 8, 1995

EMPIRE CORPORATE KIT COMPANY

MIAMI, FL

SUBJECT: AAOC PROPERTY INVESTMENT CORP.
REF: W95000015887

We received your electronically transmitted document. However, the document has not been filed and needs the following corrections:

The designation of the registered agent must be at a Florida street address.

Please return 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 (904) 487-6934.

Loria Poole
Corporate Specialist

FAX Aud. #: H95000008658
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Division of Corporations - P.O. Box 6327 - Tallahassee, Florida 32314

[Handwritten signature]

ARTICLES OF INCORPORATION
OF
AACC PROPERTY INVESTMENT CORP.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, acting as incorporator of AACC PROPERTY INVESTMENT CORP., under the Florida General Corporation Act, adopts the following Articles of Incorporation.

ARTICLE I. NAME

The name of the corporation is:

AACC PROPERTY INVESTMENT CORP.

ARTICLE II. COMMENCEMENT OF EXISTENCE

The existence of the corporation will commence on the date of filing of these Articles of Incorporation.

ARTICLE III. PURPOSE

This corporation is formed for the purpose of engaging in the business of REAL ESTATE INVESTMENTS and in all businesses incidental thereto, and may also engage in any activity or business permitted under the laws of the United States and Florida.

ARTICLE IV. AUTHORIZED SHARES

The maximum number of shares that the corporation is authorized to have outstanding at any time is 7,500 shares of common stock having a par value of \$1.00 per share. The consideration to be paid for each share shall be fixed by the board of directors and may be paid in whole or in part in cash or other property, tangible or intangible, or in labor or services actually performed for the corporation, with a value, in the judgement of the directors, equivalent to or greater than the full par value of the shares.

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Rolando E. Leiva, CPA
4960 SW 73 avenue
Suite 204
Miami, FL 33155
(305) 663-1511

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ARTICLE V. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation is:

~~P.O. BOX 45-1308~~ 7400 S.W. 50 Terrace, Suite 302
~~MIAMI, FL 33245~~ MIAMI, FL 33155-4481

and the name of the corporation's initial registered agent at that address is:
 ARMANDO MARTIR.

ARTICLE V.a. PHYSICAL LOCATION OF BUSINESS

P.O. BOX 45-1308
 MIAMI, FL 33245

ARTICLE VI. INITIAL BOARD OF DIRECTORS

The corporation shall have one (4) director initially. The number of directors may be changed from time to time, as provided in the bylaws, but shall never be less than one. The name and street address of the initial directors are:

<u>Name</u>	<u>Title</u>	<u>Name</u>	<u>Title</u>
ARMANDO MARTIR	PRESIDENT	CARLOS MARTIR	DIRECTOR
<u>ADDRESS:</u>		<u>ADDRESS:</u>	
1015 CORAL WAY		P.O. BOX 45-1308	
CORAL GABLES, FL 33134		MIAMI, FL 33245	
ANA MARTIR	SECRETARY	CARMEN MARTIR	DIRECTOR
<u>ADDRESS:</u>		<u>ADDRESS:</u>	
1015 CORAL WAY		P.O. BOX 45-1308	
CORAL GABLES, FL 33134		MIAMI, FL 33245	

ARTICLE VII. INCORPORATOR

The name and street address of the incorporator is:

Name
 ARMANDO MARTIR

Address
 P.O. BOX 45-1308
 MIAMI, FL 33245

ARTICLE VIII BYLAWS.

The power to adopt, alter, amend, or repeal bylaws shall be vested in the board of directors and the shareholders, except that the board of directors may not amend or repeal any bylaw adopted by the shareholders if the shareholders specifically provide that the bylaws is not subject to amendment or repeal by the directors.

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ARTICLE IX SEC. 1244 STOCK

It is the intention and purpose of the subscribers of these Articles of Incorporation that the stock of this corporation be qualified and subscribed to and sold all in accordance with the provisions of Section 1244 of the Internal Revenue Code, and it is contemplated that the stockholders and officers of this corporation shall adopt such resolutions as are appropriate in order to effectuate the treating of the stock of this corporation under Section 1244 of the Internal Revenue Code.

ARTICLE X. AMENDMENTS

The corporation reserves the right to amend, alter, change, or repeal any provision in these Articles of Incorporation in the manner prescribed by law, and all rights conferred on shareholders are subject to this reservation. These Articles may be amended prior to the issuance of shares of the corporation by the unanimous approval or consent of the board of directors. Thereafter, every amendment shall be approved by the board of directors, proposed by them to the shareholders, and approved at a shareholders' meeting by the holders of a majority of the shares entitled to vote on the matter or in such other manner as may be provided by law.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 2nd day of AUGUST, 1995.

X
ARMANDO MARTIN, PRES.

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ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for **AACC PROPERTY INVESTMENT CORP.** in the foregoing Articles of Incorporation, I, hereby agree to accept service of process for said corporation and to comply with any and all statutes relative to the complete and proper performance of the duties of registered agent.

AACC PROPERTY INVESTMENT CORP., a Florida Corporation


ARMANDO MARTIN
Registered Agent

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TALLAHASSEE, FLORIDA

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