

P980000035225
TRANSMITTAL LETTER

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

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-04/16/98--01091--018
*****78.75 *****78.75

SUBJECT: Best Way Property Management & Consulting Co., Inc.
(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

☐ \$122.50
Filing Fee
& Certified Copy

☐ \$131.25
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Rubin Peleg
Name (Printed or typed)

14853 N.E. 20 Ave.
Address

N. Miami, FL. 33181
City, State & Zip

(305) 944-4047
Daytime Telephone number

DMC
4/17/98

FILED
98 APR 16 PM 12:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

CERTIFICATE OF INCORPORATION
OF
BEST WAY PROPERTY MANAGEMENT & CONSULTING CO., INC.

FILED
98 APR 16 PM 12:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We, the undersigned, all of whom are of legal age, do hereby associate ourselves for the purpose of becoming a corporation under the laws of the State of Florida authorizing the formation of corporations.

ARTICLE I

The name of this corporation shall be: **BEST WAY PROPERTY MANAGEMENT & CONSULTING CO., INC.**

ARTICLE II

GENERAL NATURE OF BUSINESS

The general nature of the business and the 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, viz.:

A. To conduct and carry on the business of community association property management for the purpose of managing, building, erecting, altering, repairing, wrecking, consulting, advising or doing any other work in connection with any and all classes of managing, consulting, plumbing, pool maintenance, heating, lawn care and maintenance, sewer and drain cleaning, boilers, welding, property management and maintenance.

B. To improve, buy, sell, exchange, mortgage, rent, lease, invest in, build, erect, equip, maintain, deal in, and with, manage and operate real property, both improved and unimproved, and personal property of whatsoever nature or kind, as owner, agent, manager, factor, or broker; to build, construct, alter and manage houses, buildings and structures of whatsoever nature or kind, and to develop real property generally, to loan money upon real and personal property and to take mortgages and bonds, and assignments of mortgages and bonds upon real and personal property of whatsoever nature or kind; and to borrow money thereon by mortgage or otherwise; to buy, sell, and deal in bonds and loans secured by mortgage or other liens on real property or personal property of all kinds and description.

ARTICLE III

CAPITAL STOCK

The capital stock of this corporation shall be five hundred (500) shares of one dollar (\$1.00) par value.

All of said stock shall be payable in cash, property, real or personal, labor or services in lieu of cash, at a just valuation to be fixed by the Board of Directors of this corporation.

ARTICLE IV

CAPITAL TO BEGIN BUSINESS

The amount of capital with which this corporation shall commence business shall not be less than Five Hundred Dollars (\$500.00).

ARTICLE V

CORPORATE EXISTENCE

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

ARTICLE VI

PRINCIPAL PLACE OF BUSINESS

The principal place of business of said corporation shall be at 14853 NE 20th Avenue North Miami, Florida 33181, with the privilege of having branch offices at other places within or without the State of Florida.

ARTICLE VII

NUMBER OF DIRECTORS

The number of Directors of this corporation shall not be less than two nor more than nine.

ARTICLE VIII

DIRECTORS

The names and Post Office addresses of the first Board of Directors of this corporation who shall hold office for the first year or until their successors are chosen, shall be: Rubin Peleg; President, Vice-president, Secretary and Treasurer.

ARTICLE IX

SUBSCRIBERS

The names and Post Office addresses of the subscribers and the number of shares of stock which each agree to take, are:

Rubin Peleg, 14853 NE 20th Avenue
North Miami, FL 33181 10 Shares

The proceeds of which, will amount to at least \$500.00

ARTICLE X

This corporation reserves the right to amend, alter, change or repeal any provisions contained in this Certificate of Incorporation, in the manner now or hereafter prescribed by statute. The Directors of this corporation shall have power to make or amend the by-laws and to fix any amount to be reserved for working capital. The private property of the stockholders shall not be subject to the payment of the corporation debts in any extent whatsoever. The corporation shall have a first lien on the shares of its members and upon the dividends due them for any indebtedness of such members of the corporation.

ARTICLE XI

The Stockholders of this corporation may divide themselves into groups for the purpose of obtaining unit control in the corporation; and when any agreement is made between stockholders owning at least seventy-five percent of the stock then outstanding in the corporation, shall be recognized by agents of the company; and particularly, the stockholders are themselves provisions which will confer upon individual groups to elect certain number of directors, and, in particular, stockholders may include in the agreements, to wit:

- (1) The manner and method in which and the persons by whom directors may be elected;
- (2) Any limitations upon transferability or assignment of stock;
- (3) The conferring of preemptive rights of purchase upon stockholders on conditions precedent to the sale of any other stock;
- (4) Any matter relating to effectuate the purposes including in any of the forgoing matters;

Agreements between stockholders shall continue binding upon the corporation until there is filed with each officer of the corporation a written instrument signed by the persons who originally created such stockholders' agreement (or their successors in ownership, providing such succession in ownership shall have been accomplished in accordance with the terms of the stockholders' agreement) consenting to the revocation and cancellation of the agreement among the stockholders.

**CERTIFICATE OF DESIGNATION, PLACE OF BUSINESS, OR DOMICILE FOR
THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON
WHOM PROCESS MAY BE SERVED.**

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with the said act:

First- that Best Way Property Management & Consulting Co., Inc., desiring to organize under the laws of the State of Florida, with it's principal office, as indicated in the articles of incorporation at City of North Miami, County of Dade, State of Florida, has names Rubin Peleg-located at 14853 NE 20th Avenue, North Miami, County of Dade, State of Florida, as it's Agent to accept service of process within this state.

ACKNOWLEDGEMENT:

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept this designation to act in the capacity, and degree to comply with the provision of said act relative to keeping open said office.

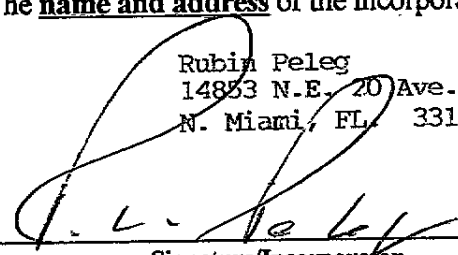
By: 

President Agent
Rubin Peleg

ARTICLE XII INCORPORATOR

The name and address of the incorporator to these Articles of Incorporation are:

Rubin Peleg
14853 N.E. 20 Ave.
N. Miami, FL. 33181


Signature/Incorporator

4-14-98
Date

FILED
98 APR 16 PM 12:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA