

Florida Department of State

Division of Corporations Public Access System Katherine Harris, Secretary of State

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H02000145042 6)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations

Fax Number

: (850)205-0381

From:

Account Name

: JOANNE R. URQUIOLA, P.A.

Account Number : 120000000227

: (305)444-0440

Fax Number

: (305)444-5004

FLORIDA PROFIT CORPORATION OR P.A.

1301 PROPERTY, INC.

Certificate of Status	1
Certified Copy	1
Page Count	01
Estimated Charge	\$87.50

(((H02000145042 6)))

+3054445004

(((H02000145042 6)))

ARTICLES OF INCORPORATION OF 1301 PROPERTY, INC.

The undersigned a natural person, competent to contract, hereby subscribes to these Articles of Incorporation for the purpose of forming a corporation pursuant to the Florida General Corporation Act, Florida Statutes, Chapter 607.

ARTICLE I NAME

The name of this corporation shall be 1301 Property, Inc.

ARTICLE II GENERAL NATURE OF BUSINESS AND POWERS

The general nature of the business to be transacted by this Corporation is to engage in any and all business permitted under the laws of the United States and the State of Florida.

ARTICLE III CAPITAL STOCK

The maximum number of shares of stock that this Corporation is authorized to issue and have outstanding at any one time is one hundred (100) shares of common stock having a par value of One Dollar (\$1.00) per share.

Shares may be issued only for consideration having a value, in the judgment of the Board of Directors, at least equivalent to the full par value of the stock to be issued. All shares issued shall be fully paid and nonassessable.

ARTICLE IV TERM OF EXISTENCE

This Corporation shall exist perpetually unless dissolved according to law.

ARTICLE V REGISTERED AGENT AND INITIAL REGISTERED OFFICE

The Registered Agent and the street address of the initial Registered Office of this Corporation in the State of Florida shall be:

> Joanne R. Urquiola, Esquire 150 Alhambra Circle Suite 1270 Coral Gables, Florida 33134

> > (((H02000145042 6)))

MAY-28-2002 03:06PM

(((H02000145042 6)))

The Board of Directors may, from time to time, move the Registered Office to any other address in the State of Florida.

ARTICLE VI BOARD OF DIRECTORS

This Corporation shall have one (1) director initially. The number of directors may be increased or diminished from time to time by By-Laws adopted by the stockholders, but shall never be less than one (1).

ARTICLE VII INITIAL DIRECTORS

The name of the initial director of this Corporation is:

Alcida Cobo

The person named as initial director shall hold office until the first annual meeting of Shareholders, and thereafter until a successor is elected or appointed and has qualified.

ARTICLE VIII PRINCIPAL OFFICE

The principal office of the Corporation is as follows:

150 Alhambra Circle Suite 1270 Coral Gables, Florida 33134

ARTICLE IX INCORPORATOR

The name and street address of the person signing these Articles of Incorporation as the Incorporator is:

Joanne R. Urquiola, Esquire 150 Alhambra Circle Suite 1270 Coral Gables, Florida 33134

(((H02000145042 6)))

(((H02000145042 6)))

ARTICLE X CONFLICT OF INTEREST

No contract between this Corporation and another corporation or another individual shall be invalidated by reason of the fact that one or more of the officers or directors of this Corporation are officers or directors of the said other corporation, or by reason of the fact that one or more of the officers or directors of this Corporation may be the other individual or individuals contracting with this Corporation.

ARTICLE XI BY-LAWS

The Sharcholders or the Board of Directors shall adopt By-Laws for the Corporation.

The By-Laws may be amended, altered or repealed by the Shareholders or Directors in any manner permitted by the By-Laws which is in accord with the purposes of the Corporation as set out in these Articles of Incorporation.

ARTICLE XII AMENDMENT

These Articles of Incorporation may be amended by the Corporation in any manner now or hereafter provided for by law.

ARTICLE XIII INDEMNIFICATION

This Corporation may indemnify any Officer or Director, or any former Officer or Director, to the full extent permitted by law.

IN WITNESS WHEREOF, the undersigned, as the Incorporator, has executed the foregoing Articles of Incorporation as of the 23rd day of May 2002.

Joanne R. Mroniola

+3054445004

(((H02000145042 6)))

T-206

P.005

CERTIFICATE DESIGNATING REGISTERED AGENTAND REGISTERED OFFICE FOR 1301 PROPERTY, INC.

In compliance with Florida Statutes Sections 48.091 and 607.0501 the following is submitted:

1301 Property, Inc., desiring to organize as a corporation under the laws of the State of Florida, has designated 150 Alhambra Circle, Suite 1270, Coral Gables, Florida 33134, as its initial Registered Office and has named Joanne R. Urquiola, Esquire located at said address as its initial Registered Agent.

ACCEPTANCE BY REGISTERED AGENT

Having been named Registered Agent for the above stated Corporation, at the designated Registered Office, I hereby accept said appointment, and agree to comply with all provisions of

Florida Statutes relative to keeping open said office.

Jeanne R. Crauiola, Esquire

FLORIDA