

F96000003095
TRANSMITTAL LETTER

TO: Qualification/Tax Lien Section
Division of Corporations

SUBJECT: PONCE REALTY CORPORATION
(Name of corporation - must include suffix)

Dear Sir or Madam:

The enclosed "Application by Foreign Corporation for Authorization to Transact Business in Florida", "Certificate of Existence", and check are submitted to register the above referenced foreign corporation to transact business in Florida.

Please return all correspondence concerning this matter to the following:

JUAN A. AQUINO

(Name of Person)

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*****70.00 *****70.00

PONCE REALTY CORPORATION

(Firm/Company)

PO BOX 71450

(Address)

SAN JUAN, PUERTO RICO 00936-1450

(City/State/Zip)

Should you need to call someone concerning this matter, please call:

JUAN A. AQUINO

(Name of Person)

at (787) 725-5755
(Area Code & Daytime Telephone Number)

COURIER ADDRESS:

Qualification/Tax Lien Sec.
Division of Corporations
409 E. Gaines St
Tallahassee, FL 32399

MAILING ADDRESS:

Qualification/Tax Lien Sec.
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32399

FILED
96 JUN 18 PM 12:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

W96-13053

6/19

**APPLICATION BY FOREIGN CORPORATION FOR AUTHORIZATION
TO TRANSACT BUSINESS IN FLORIDA**

**IN COMPLIANCE WITH SECTION 607.1503, FLORIDA STATUTES, THE FOLLOWING IS
SUBMITTED TO REGISTER A FOREIGN CORPORATION TO TRANSACT BUSINESS IN THE
STATE OF FLORIDA:**

1. PONCE REALTY CORPORATION
(Name of corporation; must include the word "INCORPORATED" "COMPANY", "CORPORATION" or words or abbreviations of like import in language as will clearly indicate that it is a corporation instead of a natural person or partnership if not so contained in the name at present.)
2. DELAWARE
(State or country under the law of which it is incorporated)
3. N/A
(FBI number, if applicable)
4. APRIL 29, 1996
(Date of Incorporation)
5. PERPETUAL
(Duration: Year corp. will cease to exist or "perpetual")
6. JULY 1996
(Date first transacted business in Florida. (SEE SECTIONS 607.1501, 607.1502, AND 817.155, F.S.))
7. PONCE REALTY CORPORATION

PO BOX 71450 SAN JUAN, PUERTO RICO 00936-1450
(Current mailing address)
8. COMMERCIAL REAL ESTATE RENTAL ACTIVITY
(Purpose(s) of corporation authorized in home state or country to be carried out in the state of Florida)
9. **Name and street address of Florida registered agent: (P.O. Box or Mail Drop Box acceptable)**

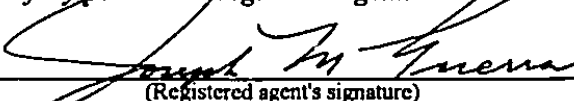
Name: MR. JOSEPH M. GUERRA

Office Address: 150 ALHAMBRA CIRCLE, SUITE 901

CORAL GABLES, Florida, 33134
(Zip Code)

10. Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this application, 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 relative to the proper and complete performance of my duties and I am familiar with and accept the obligations of my position as registered agent.


(Registered agent's signature)

11. Attached is a certificate of existence duly authenticated, not more than 90 days prior to delivery of this application to the Department of State, by the Secretary of State or other official having custody of corporate records in the jurisdiction under the law of which it is incorporated.

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NOT
JUN 18 PM 12:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

12. Names and addresses of officers and/or directors: (Street address ONLY- P. O. Box NOT acceptable)

A. DIRECTORS (Street address only- P. O. Box NOT acceptable)

Chairman: JAIME FONALLEDAS-RUBERT, ESQ.

Address: EL CARIBE BUILDING, 16TH FLOOR; PALMERAS & JERONIMO STREETS
SAN JUAN, PUERTO RICO 00901

Vice Chairman: _____

Address: _____

Director: ELIAS R. ASON, PH.D.

Address: EL CARIBE BUILDING, 16TH FLOOR; PALMERAS & JERONIMO STREETS
SAN JUAN, PUERTO RICO 00901

Director: RAUL UBARRI-BENITEZ

Address: EL CARIBE BUILDING, 16TH FLOOR; PALMERAS & JERONIMO STREETS
SAN JUAN, PUERTO RICO 00901

B. OFFICERS (Street address only- P. O. Box NOT acceptable)

President: JAIME FONALLEDAS-RUBERT, ESQ.

Address: EL CARIBE BUILDING, 16TH FLOOR; PALMERAS & JERONIMO STREETS
SAN JUAN, PUERTO RICO 00901

Vice President: ELIAS R. ASON, PH.D.

Address: EL CARIBE BUILDING, 16TH FLOOR; PALMERAS & JERONIMO STREETS
SAN JUAN, PUERTO RICO 00901

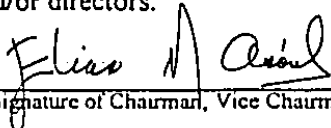
Secretary: ELIAS R. ASON, PH.D.

Address: EL CARIBE BUILDING, 16TH FLOOR; PALMERAS & JERONIMO STREETS
SAN JUAN, PUERTO RICO 00901

Treasurer: ELIAS R. ASON, PH.D.

Address: EL CARIBE BUILDING, 16TH FLOOR; PALMERAS & JERONIMO STREETS
SAN JUAN, PUERTO RICO 00901

NOTE: If necessary, you may attach an addendum to the application listing additional officers and/or directors.

13. 
(Signature of Chairman, Vice Chairman, or any officer listed in number 12 of the application)

14. ELIAS R. ASON, Ph.D., Vice President
(Typed or printed name and capacity of person signing application)

FILED
96 JUN 18 PM 12 50
SECRETARY OF STATE
TALLAHASSEE FLORIDA

State of Delaware
Office of the Secretary of State

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I, EDWARD J. FREEL, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "PONCE REALTY CORPORATION" IS DULY INCORPORATED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL CORPORATE EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SEVENTH DAY OF JUNE, A.D. 1996.

AND I DO HEREBY FURTHER CERTIFY THAT THE FRANCHISE TAXES HAVE NOT BEEN ASSESSED TO DATE.

FILED
96 JUN 18 PM 12:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA




Edward J. Freel, Secretary of State

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AUTHENTICATION:

DATE:

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06-07-96