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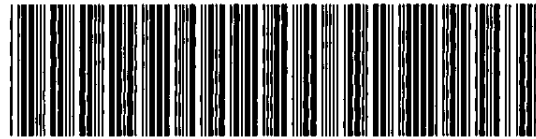
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7/23/08

SPIEGEL & UTRERA, P.A. <small>(Requestor's Name)</small>	OFFICE USE ONLY
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MIAMI, FL 33145 - (305) 854-6000	

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

- | | | |
|----|--|--------------|
| 1. | MAPLE LEAF COMMERCE CENTER INC. | |
| | (Corporation Name) | (Document #) |
| 2. | | |
| | (Corporation Name) | (Document #) |
| 3. | | |
| | (Corporation Name) | (Document #) |
| 4. | | |
| | (Corporation Name) | (Document #) |

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NEW FILINGS	
	Profit
	NonProfit
	Limited Liability
	Domestication
	Other

AMENDMENTS	
	Amendment
	Resignation of R.A., Officer/Director
	Change of Registered Agent
	Dissolution/Withdrawal
	Merger

OTHER FILINGS	
	Annual Report
	Fictitious Name
	Name Reservation

REGISTRATION/ QUALIFICATION	
	Foreign
	Limited Partnership
	Reinstatement
	Trademark
	Other

Examiner's Initials	
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ARTICLES OF INCORPORATION
OF
MAPLE LEAF COMMERCE CENTER INC.

The undersigned subscriber to these Articles of Incorporation is a natural person competent to contract and hereby form a non profit Corporation under Chapter 617 of the Florida Statutes.

ARTICLE 1 - NAME

The name of the Corporation is **MAPLE LEAF COMMERCE CENTER INC.**, (hereinafter, "Corporation"). Throughout these Articles of Incorporation the term "Corporation" shall be synonymous with the term "Association" incorporated hereunder.

ARTICLE 2 - PURPOSE AND POWERS

2.1. The Corporation shall engage in any activity or business permitted under the laws of the United States and of the State of Florida as a condominium association. The purpose for which the Association is organized is to act as a governing association and the managing entity for **MAPLE LEAF COMMERCE CENTER, INC.** ("Condominium") for the Condominium Units ("Units") to be located upon the lands in Seminole County, Florida ("Condominium Property"). All capitalized terms used in these Articles of Incorporation, if not defined, shall have the meanings ascribed to such terms that are contained in the Declaration of Condominium for the Condominium ("Declaration"), or chapter 718, Florida Statutes, or the Bylaws, and such meanings are incorporated into these Articles of Incorporation by reference as if set forth herein. If there is any conflict between the terms of these Articles of Incorporation and the Declaration, the terms of the Declaration shall govern. "Member" means a member of the Association. The Association shall not be operated for profit and shall make no distributions of income to its Members, Directors or Officers.

2.2. The Association shall have all of the powers, rights, and privileges that a corporation organized under the Florida Not For Profit Corporation Act may now or hereafter have or exercise, provided that such powers, rights, and privileges do not conflict with the terms of these Articles of Incorporation, the Bylaws, the Declaration, and Chapter 718, Florida Statutes, and provided further that the Association shall have the powers, rights, and privileges reasonably necessary or convenient to operate, maintain, and manage the Condominium pursuant to the Declaration and Bylaws, as amended from time to time, other documents or agreements that may exist from time to time pertaining to the Condominium, and Chapter 718, Florida Statutes. In addition, the Association shall have the following specific powers and duties:

2.2.1. Power to Manage Condominium Property, Contract, and Sue. The Association may contract and sue with respect to be the exercise or



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non-exercise of its powers, duties, and functions. For this purpose, the powers of the Association include, but are not limited to, the maintenance, management, and operation of the Condominium Property. After control of the Association is obtained by the Members other than the Developer, the Association may institute, maintain, settle, or appeal actions or hearings in its name on behalf of all Members concerning matters of common interest to most or all Members, including but not limited to, the common elements; the roof and structural components of all building or other improvements; mechanical, electrical, and plumbing elements serving an improvement or a building; representations of the Developer pertaining to any existing or proposed commonly used facilities; and protesting ad valorem taxes on commonly used facilities and on Units; and may defend actions in eminent domain or bring inverse condemnation actions.

2.2.2. Assessments. Management of Common Elements. The Association has the power to make and collect Assessments as to each unit and to lease, maintain, repair, replace, alter, add to, improve, administer, and operate the common elements and limited common elements as provided in the Declaration and applicable law. The Association may pay ad valorem taxes and special assessments which are liens against any part of the Condominium other than the Units and assess the Members therefore. The Association also may contract for utilities for the Condominium (including the Units on a bulk service basis) and assess Members for the same. The Association may act as agent for Members as required by and in accordance with applicable law in connection with the collection from Members of ad valorem taxes and special assessments and the remittance of same to the county tax collector or appropriate authority. The Association may use the proceeds of the Assessments in the exercise of its powers and duties, and enforce levy of the Assessments as to each Unit through lien and foreclosure or by such other action as may be allowed by the Declaration of applicable law. The Association may not charge a use fee against a Member for the use of the Common elements or the Condominium Property unless otherwise provided in the Declaration or by a majority vote of the Association or unless the charges relate to the expenses incurred by a Member having exclusive use of the common elements or Condominium Property.

2.2.3. Right of Access to Units. The Association has the irrevocable right of Access to each Unit during reasonable hours, when necessary in its discretion for the maintenance, repair, or replacement of any common elements or limited common elements or of any portion of a Unit to be maintained by the Association pursuant to the Declaration or as necessary to prevent damage to the common elements, the limited common elements, or a Unit.



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2.2.4. Title to Property. The Association has the power to acquire title to or otherwise hold, convey, lease, grant possessory or use interests in and mortgage Condominium Property for the use and benefit of its Members on terms the Board of Directors of the Association ("Board") may deem reasonable. The power to acquire personal property shall be exercised by the Board in its hold, lease, mortgage, or convey such Units on terms and conditions approved by the Board. Except as otherwise permitted in Section 718.111(8) and (9) and 718.114, Florida statutes, the Association may not acquire, convey, lease, or mortgage Association real property except in the manner provided in the Declaration. Subject to Section 718.112(m), Florida Statutes, the Association, through its Board, has the limited power to convey a portion of the common elements to a condemning authority for the purposes of providing utility easements, right-of-way expansion, or other public purposes, whether negotiated or as a result of eminent domain proceedings.

2.2.5. Purchase of Leases. The Association has the power to purchase any land lease of recreation lease as provided in the Declaration.

2.2.6. Purchase of Units. The Association has the power, except as prohibited by the Declaration, these Articles of Incorporation, or the Bylaws, to purchase Units and to acquire, hold, lease, mortgage, and convey them. There shall be no limitation on the Association's right to purchase a Unit at a foreclosure sale resulting from the Association's foreclosure of its lien for unpaid Assessments as to the Unit, or to take title by deed in lieu of foreclosure.

2.2.7. Easements. Except as prohibited or as otherwise prescribed by the Declaration, the Board has the authority, without the joiner of any Member, to grant, modify, or move any easement, if the easement constitutes part of or crosses the common elements, the limited common elements, or Condominium Property. The Board is not authorized to modify, move, or vacate any easements created in the whole or in part for the use or benefit of anyone other than the Members; without consent or approval of those persons having the use and benefit of the easement, as required by law or by the instrument creating the easement. Nothing in this subsection affects the minimum requirements of Section 718.104(4) (m), Florida Statutes or the powers enumerated in Section 718.111(3), Florida Statutes.

2.2.8. Insurance. The Association shall use its best efforts to obtain and maintain adequate insurance to protect the Association, the Condominium Property, the common elements, the limited common elements, the Condominium Property required to be insured by the Association pursuant to Section 718.111(11) (b), Florida Statutes, and as provided in the Declaration.



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The Association also may obtain and maintain other insurance including, but not limited to, liability insurance for the directors and officers, insurance for the benefit of the Association employees, and flood insurance for common elements, limited common elements, Condominium Property, and units. The Association or a group of Associations may self-insure against claims against the Association, the Condominium Property, and the condominium property required to be insured by the v. A copy of each policy of insurance in effect shall be made available for inspection by Members at reasonable times. Every hazard policy issued to protect the Condominium shall comply with the Florida law. Every insurance policy issued to an individual Member shall provide that the coverage afforded by such policy is excess over the amount recoverable under any other policy conversing the same property without rights of subrogation against the Association.

2.2.9. Official Records. From the inception of the Association, the Association shall maintain each of the items, when applicable, which shall constitute the office record of the Association which are more fully set out in Section 718.111(12) (a)1-15, Florida Statutes. The official records of the Association shall be maintained with the State. The official records of the Association shall be made available to a Member as required by Section 718.111(12) (b) - (d), Florida Statutes.

2.2.10. Financial Reports. The Association shall prepare and deliver financial reports in accordance with Section 718.111(13), Florida Statutes.

2.2.11. Commingling. All funds shall be maintained separately in the Association's name. Reserve and operating funds of the Association may not be commingled for Purposes of investment. No manager or business entity required be licensing or registering under Section 468.32, Florida Statutes, and no agent, employee, officer, or director of the v shall commingle any v funds with his funds or with funds from any other condominium association or community association.

2.2.12. Rules and Regulations. The Association has the power to adopt Rules and Regulations concerning the Units, the common elements, the limited common elements, and Condominium Property.

2.2.13. Enforcement. The Association has the power to enforce by legal means the provisions of Chapter 718, Florida Statutes, and the Condominium Documents.

2.2.14. Employment of Service Personnel. The Association has the power to employ personnel and enter into agreements reasonably necessary for the



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performance of services required for the proper exercise of the rights, duties, powers, and functions of the Association.

2.2.15. Contracts for Services. The v has the power to enter into contracts the Board deems desirable and reasonable, for the provision of services to the Association or the Members, including but not limited to contracts for telephone, water, sewer, gas, cable television, security, and pest control services.

2.2.16. Contract for Management and Maintenance. The Association has the power to contract for the management and maintenance of the Condominium and to authorize a management firm to act as the managing entity of the Condominium, and accordingly, perform all of the functions and duties of the Association in its capacity as the managing entity pursuant to the Declaration, and any applicable law.

2.2.17. Authorize Private Use of the Common Elements. The Association may authorize Members or others to use portions of the common elements for private purposes. Reasonable charges may be imposed provided an agreement is entered into between the Association and the user.

2.2.18. Surface Water and Storm water Management System. The Association shall operate, maintain and manage the surface water or storm water management system (s) in a manner consistent with the St. Johns River Water Management District permit no. 40-117-109387-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or storm water management system. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or storm water management system.

2.2.19. Other Authority. The Association has the power to exercise such other power and authority to do and perform every act and thing necessary and proper in the conduct of its business for the accomplishment of its purposes as set forth in these Articles and as permitted by the applicable Florida Statutes.

ARTICLE 3 - PRINCIPAL OFFICE

The address of the principal office of this Corporation is 2582 Mikler Road, Suite 1008, Oviedo, Florida 32765 and the mailing address is the same.



ARTICLE 4 - INCORPORATOR

The name and street address of the incorporator of this Corporation is:

Elsie Sanchez
1840 Southwest 22nd Street, 4th Floor
Miami, Florida 33145

ARTICLE 5 - OFFICERS

The officers of the Corporation shall be:

President:	Thomas J. Indrunas Sr.
Vice President:	Douglas P. Indrunas
Secretary:	Thomas J. Indrunas Sr.
Treasurer:	Thomas J. Indrunas Sr.

whose mailing addresses shall be the same as the principal address of the Corporation.

ARTICLE 6 - DIRECTORS

The Directors of the Corporation shall be:

Thomas J. Indrunas Sr.
Douglas P. Indrunas
Thomas J. Indrunas Jr.

whose mailing addresses shall be the same as the principal address of the Corporation.

ARTICLE 7 - TERM OF EXISTENCE

This Corporation shall have perpetual existence.

ARTICLE 8 - CAPITAL STOCK

This Corporation shall have no capital stock and shall be composed of Members rather than shareholders.



**ARTICLE 9 - QUALIFICATION OF
MEMBERS AND THE MANNER OF THEIR ADMISSION**

9.1. On recording of the Declaration, the Developer shall own all of the memberships in the Association. When the purchase price is paid and the deed to a Unit is issued and recorded, the Owner automatically becomes a Member. If additional phases are added to the Condominium, the Developer initially shall hold all new memberships created, and when the purchase price is paid and the deed to the Unit is issued and recorded, the Owner automatically becomes a Member.

9.2. Ownership of a Unit shall be a prerequisite to exercising any rights powers, and privileges as a Member. A Unit may be owned by one or more individuals or by a corporation, partnership, trust, or any other appropriate entity with the power to hold title.

9.3. Membership shall terminate on the termination of the Condominium, or on transfer of a Member's ownership in the Unit (for that Unit only if more than one is owned), provided the transfer is accomplished in accordance with all provisions of the Declaration. The transferor's membership automatically shall transfer and be vested in the new Owner succeeding to the ownership interest in the Unit, subject to a lien for all unpaid Assessments as to the Unit. The Association may rely on a recorded deed as evidence of transfer of a unit and terminate the transferor's membership and recognize the membership of the transferee.

ARTICLE 10 - VOTING RIGHTS

Members of the Corporation will have such voting rights as are provided in the By Laws of the Corporation.

ARTICLE 11 - LIABILITIES FOR DEBTS

Neither the members nor the members of the Board of Directors or Officers of the Corporation shall be liable for the debts of the Corporation.



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ARTICLE 12 - REGISTERED OFFICE AND REGISTERED AGENT

The initial address of registered office of this Corporation is Spiegel & Utrera, P.A., located at 1840 Southwest 22nd Street, 4th Floor, Miami, Florida 33145. The name and address of the registered agent of this Corporation is Spiegel & Utrera, P.A., 1840 Southwest 22nd Street, 4th Floor, Miami, Florida 33145.

ARTICLE 13 - EFFECTIVE DATE

These Articles of Incorporation shall be effective immediately upon approval of the Secretary of State, State of Florida.

ARTICLE 14 - BYLAWS

The power to adopt the Bylaws shall be vested in the Board. Thereafter the Bylaws may be amended, altered, modified, or rescinded by the action or approval of a majority of a quorum of Members present, in person or by proxy, at a regular or special meeting of the Members. However, any such change of the Bylaws shall not affect the rights or interests of the Developer, its successors, or assigns, or a mortgagee or any Condominium property or any unit without the written consent of the Developer and/or mortgagee, respectively. The manner of amending, altering, modifying, or rescinding the Bylaws shall be as set forth in the Bylaws.

ARTICLE 15 - AMENDMENTS TO ARTICLES

15.1. Amendments to these Articles of Incorporation shall be made in the following manner:

15.1.1. The Board shall adopt a resolution setting forth the proposed amendment and, if Members have been admitted, direct that it be submitted to a vote at a meeting of the Members, which may be either the annual or a special meeting. If not Members have been admitted, the amendment shall be adopted by; a vote of the majority of directors and the provisions for adoption by Members shall not apply.

15.1.2. Written notice setting forth proposed amendment or a summary of the change to be effected shall be given to each Member of record entitled to vote within the time and in the manner provided in these Articles for the giving of notice of meetings of Members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.



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15.1.3. At such meeting have a quorum in attendance in person or by proxy, a vote of the Members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted on receiving the affirmative vote of more than 50% of the number of votes cast by the Members in person or by proxy at such meeting.

15.2. Any number of amendments may be submitted to the Members and voted on by them at one meeting.

15.3. Notwithstanding anything in these Articles to the contrary, no amendment shall make any change in the qualifications for membership without approval in writing of all the Members and the consent of all record holders of mortgages on any Condominium Property or Association Property. No amendment shall be made that is in conflict with Chapter 718, Florida Statutes, or the Declaration. No amendment which affects the rights and privileges provided to the Developer in Chapter 718, Florida Statutes, or the Declaration shall be effective without written consent of the Developer. No amendment shall be effective until filed in accordance with the applicable Florida corporation laws and a certified copy of the Articles of Amendment to these Articles are recorded in the Public Records of Seminole County, Florida.

ARTICLE 16 - VOTING

16.1. Each Unit is entitled to one vote pursuant to the terms and conditions of the Declaration.

16.2. Votes may be cast either in person or by proxy, subject to the provisions of the Bylaws and Chapter 718, Florida Statutes. Any person appointed as proxy may, but need not be an officer or director of the Association, or affiliated with Developer, its successors, or assigns.

16.3. For purposes of these Articles, the Bylaws, the Declaration, or any other document of the Association or Condominium, the term "all Members" when used with reference to voting shall mean the total of all Members entitled to vote and shall not mean just those Members present at the meeting in person or by proxy. No vote appurtenant to a unit shall be cast at any meeting unless the Member(s) owning the Unit is registered on the membership book of the Association.



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ARTICLE 17 - AMENDMENT

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the Members, and approved at a Members meeting by a majority of the Members, unless all the Directors and all the Members sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

ARTICLE 18 - INDEMNIFICATION

The Corporation shall indemnify a director or officer of the Corporation who was wholly successful, on the merits or otherwise, in the defense of any proceeding to which the director or officer was a party because the director or officer is or was a director or officer of the Corporation against reasonable attorney fees and expenses incurred by the director or officer in connection with the proceeding. The Corporation may indemnify an individual made a party to a proceeding because the individual is or was a director, officer, employee or agent of the Corporation against liability if authorized in the specific case after determination, in the manner required by the board of directors, that indemnification of the director, officer, employee or agent, as the case may be, is permissible in the circumstances because the director, officer, employee or agent has met the standard of conduct set forth by the board of directors. The indemnification and advancement of attorney fees and expenses for directors, officers, employees and agents of the Corporation shall apply when such persons are serving at the Corporation's request while a director, officer, employee or agent of the Corporation, as the case may be, as a director, officer, partner, trustee, employee or agent of another foreign or domestic Corporation, partnership, joint venture, trust, employee benefit plan or other enterprise, whether or not for profit, as well as in their official capacity with the Corporation. The Corporation also may pay for or reimburse the reasonable attorney fees and expenses incurred by a director, officer, employee or agent of the Corporation who is a party to a proceeding in advance of final disposition of the proceeding. The Corporation also may purchase and maintain insurance on behalf of an individual arising from the individual's status as a director, officer, employee or agent of the Corporation, whether or not the Corporation would have power to indemnify the individual against the same liability under the law. All references in these Articles of Incorporation are deemed to include any amendment or successor thereto. Nothing contained in these Articles of Incorporation shall limit or preclude the exercise of any right relating to indemnification or advance of attorney fees and expenses to any person who is or was a director, officer, employee or agent of the Corporation or the ability of the Corporation otherwise to indemnify or advance expenses to any such person by contract or in any other manner. If any word, clause or sentence of the foregoing provisions regarding indemnification or advancement of the attorney fees or expenses shall be held invalid as contrary to law or public policy, it shall be severable and the provisions remaining shall not be otherwise affected. All references in these Articles of Incorporation to "director", "officer", "employee" and "agent" shall include the heirs, estates, executors, administrators and personal representatives of such persons.



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ARTICLE 19 - ADDITIONAL PROVISIONS

19.1. No officer, director, or Member shall be personally liable for any debt or other obligation of the Association except as provided in the Declaration.

19.2. The Association shall not be operated for profit. No dividend shall be paid, and no part of the income of the Association shall be distributed to its Members, directors, or officers. The Association may pay compensation in a reasonable amount to its Members, directors, or officers for services rendered, may confer benefits on its Members in conformity with its purposes, and subject to 19.5 of this Article 19, on dissolution or final liquidation may make distributions to its Members as permitted by a court of competent jurisdiction. No such payment, benefit, or distribution shall be deemed to be dividend or distribution of income.

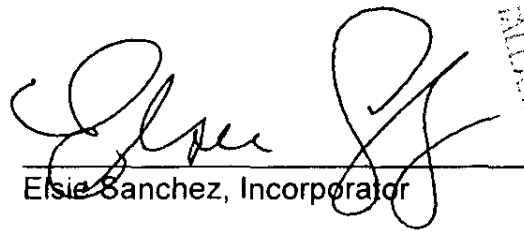
19.3. When the context of these Articles permits, the use of the plural shall include the singular and the singular shall include the plural, and the use of any gender shall be deemed to include all genders.

19.4. Should any paragraph, sentence, phrase, or portion of any provision of these Articles or of the Bylaws or rules and regulations be held invalid or held inapplicable to certain circumstances, it shall not affect the validity of the remaining parts, the remaining instruments, or the application of such provisions to different circumstances.

19.5. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved in writing by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.



IN WITNESS WHEREOF, I have hereunto set my hand and seal, acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida, this _____.

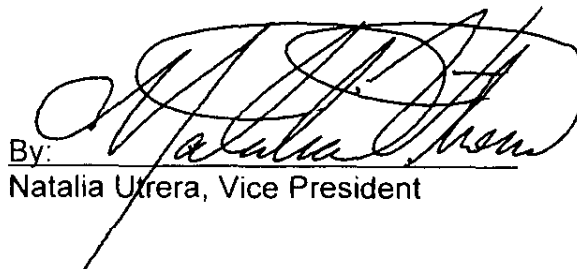

Elsie Sanchez, Incorporator

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**ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION**

Spiegel & Utrera, P.A., having a business office identical with the registered office of the Corporation name above, and having been designated as the Registered Agent in the above and foregoing Articles of Incorporation, is familiar with and accepts the obligations of the position of Registered Agent under the applicable provisions of the Florida Statutes.

Spiegel & Utrera, P.A.


By: _____
Natalia Utrera, Vice President



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