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Florida Department of State

Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 922-4001

From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 541-3694
Fax Number : (305) 541-3770

FILED
00 MAY -5 AM 9:14
STATE OF FLORIDA
TALLAHASSEE, FLORIDA

FLORIDA PROFIT CORPORATION OR P.A.

joa properties, inc.

Certificate of Status	0
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ARTICLES OF INCORPORATION FOR JOA PROPERTIES, INC.

The undersigned incorporator(s), for the purpose of forming a Florida Corporation under Chapter 607 of the Florida Statutes, hereby adopt(s) the following Articles of Incorporation:

ARTICLE I: NAME

The name of the corporation shall be: JOA Properties, Inc.

ARTICLE II: PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be

1101 Brickell Avenue, South Tower, Suite 702, Miami, Florida 33131

ARTICLE III: PURPOSE

The purpose of this corporation shall be: real estate investment.

ARTICLE IV: CAPITAL STOCK

The number of shares of stock that this corporation is authorized to have outstanding at any one time is:

**CLASS A - VOTING STOCK - 50 SHARES HAVING A
PAR VALUE OF \$1.00 PER SHARE**

ARTICLE V: INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent is:

**Jose L. Baloyra, Esq.
1101 Brickell Avenue
South Tower, Suite 702
Miami, Florida 33131**

This Document Prepared By:
Garcia & Baloyra
Jose L. Baloyra, Esq.
1101 Brickell Avenue, Suite 702, South Tower
Miami, Florida 33131
Ph: (305) 358-4800 Florida Bar No. 84603

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ARTICLE VI: BOARD OF DIRECTORS

The name and address of the initial board of directors shall be:

Antonio Morales
7625 S.W. 84th Court
Miami, Florida 33143

Otto Travieso
9010 S.W. 125th Ave. #G-210
Miami, Florida 33186

Jose L. Baloyra
1101 Brickell Avenue
South Tower, Suite 702
Miami, Florida 33131

ARTICLE VII: OFFICERS

The name, title and address of the officers of this corporation shall be:

PRESIDENT- Antonio Morales, 7625 S.W. 84th Court, Miami, Florida 33143

VICE PRESIDENT - Otto Travieso, 9010 S.W. 125th Ave. #G-210, Miami, Florida 33186.

SECRETARY - Jose L. Baloyra, 1101 Brickell Avenue, South Tower Suite 702, Miami, Florida 33131

TREASURER - Jose L. Baloyra, 1101 Brickell Avenue, South Tower Suite 702, Miami, Florida 33131

ARTICLE VIII: INCORPORATORS

The name and address of the incorporator to these Article of Incorporation shall be:

Jose L. Baloyra
1101 Brickell Avenue
South Tower, Suite 702
Miami, Florida 33131

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Jose L. Baloyra, Esq.
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Ph: (305) 358-4800 Florida Bar No. 84603

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The undersigned has/have executed these Articles of Incorporation this 5th day of May, 2000.



 Jose L. Baloyra, as INCORPORATOR

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THE ARTICLES OF INCORPORATION, 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 RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.



 Jose L. Baloyra, as REGISTERED AGENT

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 Miami, Florida 33131
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