

PO1000022245

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.**

((H01000022630 7)))

**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) 922-4001

From:

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

**FLORIDA PROFIT CORPORATION OR P.A.**

**1650 N. MIAMI AVE. CORP.**

Certificate of Status	0
Certified Copy	1
Page Count	07/8
Estimated Charge	\$78.75

FILED  
01 MAR -1 AM 10:15  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

B. McKnight

MAR 02 2007

H01000022630

ARTICLES OF INCORPORATION

OF

1650 N. Miami Ave. Corp.

I, the undersigned, being of legal age, do hereby present these Articles of Incorporation 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 the corporation shall be:

1650 N. Miami Ave. Corp.

ARTICLE II

The general nature of business and the objects and purposes proposed to be transacted and carried on are to do any and all of the things mentioned, as fully and to the same extent as natural persons might or could do, viz:

To improve, buy, sell, mortgage, deal in and with, dispose or, manage and operate real property, both improved and unimproved, and personal property of whatsoever, nature or kind, as owner, agent, or factor or broker.

To buy, sell and deal in bonds and loans secured by mortgages or other liens on real property or personal property of all kinds and description.

THIS INSTRUMENT PREPARED BY:  
DAVID FELDMAN, P.A.  
407 LINCOLN ROAD SUITE 701  
MIAMI BEACH, FL 33139

H01000022630

P.02/08

EMPIRE CORPORATE KIT

MAR-01-2001 15:44

01 MAR - 1 AM 10:15  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

To purchase, manufacture, acquire, hold, own, mortgage, hypothecate, pledge, lease, sell, assign, transfer, invest in, trade in, deal in, borrow and lend money upon goods, wares, merchandise, and real and personal property of every kind and description.

To do any and all things, and everything necessary for the accomplishment of the objects enumerated in these Articles of Incorporation, or any amendment thereto, necessary and incidental to the attainment of the objects of the corporation, whether or not such business is similar in nature to the objects set forth herein shall not be deemed to be exclusive, but all other lawful powers conferred by the statutes of the State of Florida are hereby included.

### ARTICLE III

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is one hundred (100) shares, all of which shall be common stock and the capital of the corporation, and additional stock may be issued by the Director(s) of the corporation for any consideration deemed advisable. Each share of common stock shall be valued at five (\$5.00) dollars per share.

### ARTICLE IV

The amount of capital with which the corporation shall begin

shall be five hundred (\$500.00) dollars.

#### ARTICLE V

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his prorata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

#### ARTICLE VI

The corporation shall have perpetual existence.

#### ARTICLE VII

The principal office of the corporation shall be located at:  
221 20<sup>th</sup> Street, Miami Beach, Florida 33139

#### ARTICLE VIII

The street address of the initial registered office of this corporation is: 221 20<sup>th</sup> Street, Miami Beach, Florida 33139 and the name of the initial Registered Agent of this corporation at that address is: Andres Herrada.

#### ARTICLE IX

This corporation shall have three (3) Director(s) initially. The number of director(s) may be either increased or diminished from time to time by the by-laws but shall never be less than one.

The name and addresses of the initial Director(s) of this

corporation are:

<u>Name</u>	<u>Address</u>
Pedro Herrada	221 20 <sup>th</sup> St, Miami Bch. FL 33139
Herman Friedberg a/k/a Aldo Baron	221 20 <sup>th</sup> St. Miami Bch. FL 33139
Andres Herrada	221 20 <sup>th</sup> St. Miami Bch. FL 33139

#### ARTICLE X

The officer(s) of this corporation, until the first meeting shall be as follows:

Pedro Herrada	President, Director
Herman Friedberg a/k/a Aldo Baron	Vice President, Director
Andres Herrada	Secretary, Treasurer, Director

#### ARTICLE XI

This corporation shall, in its' by-laws, allow for qualification for the Stockholder's Consent to election under Internal Revenue Code in re sub-chapter S, Section 1372, and Section 1244.

#### ARTICLE XII

The name and address of the person(s) signing these Articles of Incorporation is: Andres Herrada

ARTICLE XIII

The power to adopt, alter, amend or repeal by-laws shall be vested in the Board of Directors and the Shareholders.

ARTICLE XIV

Fifty-one (51%) percent of the shares entitled to vote, represented in person or by proxy, shall constitute a quorum at a meeting of the shareholders. If a quorum is present, the affirmative vote of fifty-one (51%) percent of the shares represented at the meeting and entitled to vote on the subject matter shall be the act of the shareholders.

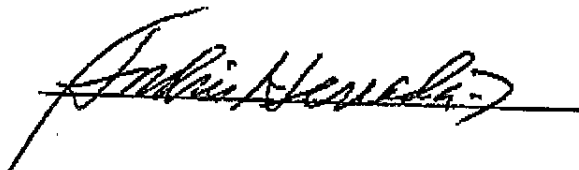
ARTICLE XV

The corporation shall indemnify any officer or director, or any former director or officer, to the fully extent permitted by law.

ARTICLE XVI

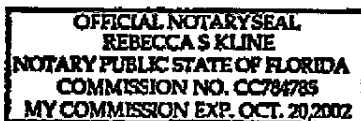
This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment thereto, and any right conferred upon the shareholders is subject to this reservation.

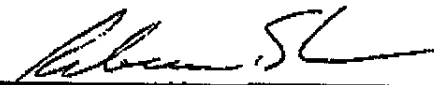
IN WITNESS WHEREOF, the undersigned subscriber(s) have executed these Articles of Incorporation this 1st day of March, 2001.



STATE OF FLORIDA     )  
COUNTY OF MIAMI-DADE     )

The foregoing instrument was sworn to and subscribed before me this 1st day of March, 2001, by Andres Herrada who is personally known to me (X) or who produced \_\_\_\_\_ driver's license(s) ( )/passport(s) ( ) as identification and who did take an oath.



  
Notary Public  
Print Name: REBECCA S. KLINE

My commission expires:

a:\corp001

H01000022-30

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

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

FIRST - That 1650 N. Miami Ave. Corp.

desiring to organize under the Laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at the City of Miami Beach, County of Miami-Dade, State of Florida, designates ANDRES HERRADA, 221 20<sup>TH</sup> Street, Miami Beach, Florida 33139, as its Agent to accept service of process within this state.

**ACKNOWLEDGMENT:**

Having been named to accept service of process for the above-named corporation, at this place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said Act relative to keeping open said office.

*Andres Herrada*  
ANDRES HERRADA  
Registered Agent

01 MAR - 1 AM 10:15  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

H01000022-30