

OFFICE USE ONLY (Document #)

# LAZARUS CORPORATE FILING SERVICE

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MIAMI, FLORIDA (305)552-5973

(City, State, Zip)

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TERESA ROMAN (TALLAHASSEE REPRESENTATIVE)

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-03/15/01--01085--004  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

OFFICE USE ONLY

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

1. B.C. PROPERTY MANAGEMENT SERVICES, INC  
(Corporation Name) (Document #)

2. \_\_\_\_\_  
(Corporation Name) (Document #)

3. \_\_\_\_\_  
(Corporation Name) (Document #)

4. \_\_\_\_\_  
(Corporation Name) (Document #)

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☐ Certificate of Status

NEW FILINGS	
<input checked="" type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

FILED  
01 MAR 15 PM 3:10  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

3/15/01  
RECEIVED  
01 MAR 15 PM 12:27  
DIVISION OF CORPORATION

Examiner's Initials

**ARTICLES OF INCORPORATION**

**OF**

**B.C. PROPERTY MANAGEMENT SERVICES, INC.**

The undersigned subscribers to these Articles of Incorporation, natural persons competent to contract, subscribe to and form a corporation for profit under the laws of the State of Florida.

**FILED**  
01 MAR 15 PM 3:10  
TALAHASSEE FLORIDA  
SECRETARY OF STATE

**ARTICLE I – NAME**

The name of the corporation is; **B.C. PROPERTY MANAGEMENT SERVICES, INC.**

**ARTICLE II – NATURE OF BUSINESS**

The corporation may engage in any activity of business, permitted under the laws of the United States and of this State. These activities may include, but are not in anywise limited to the operation of the following;

To engage in business of -; **PROPERTY MANAGEMENT, MAINTENANCE & REPAIRS.**

To sell, assign, transfer, invest in, trade in, deal in, goods, wares, merchandise, real and personal property of every kind and description, and to do all things and matters necessary and appertaining thereto and further enabling this corporation to engage in any activity of business permitted under the laws of the State of Florida and of the United States, the District of Colombia, and in any foreign country.

To repair, construct, build and enter into General construction Services.

To conduct all types of business and to have one or more offices and to hold, purchase, mortgage, lease, dispose of, deal in and convey real and personal property without restrictions in this State and in any other of the several states, territories, possessions and dependency of the United States.

To engage in, render or carry on any services of business as principal or agent, with powers to let contracts for any such service or product; and to make and carry on contracts of every kind and nature that may be conducive to the accomplishment of any purpose of this corporation.

To acquire by purchase, or otherwise, for investment or resale, and to own, improve, operate, subdivide, lease, mortgage, sell and otherwise deal in, for cash or credit, by conveyance, agreement for deed, or other lawful instrument, real estate or mixed property located in the State of Florida or elsewhere, and generally to deal in traffic as owner or agent in real estate, personal or mixed property, and any interest or estate therein, and to create, own, lease, sell, operate or deal in freehold and leasehold estates of any and all nature whatsoever and to be a investor in real, mixed, and/or personal property; to grant, sell and otherwise deal in franchises and licenses.

To factor, lend or borrow money, be a surety, and to execute and deliver, accept, take and receive notes, bonds, debentures to other evidence thereof, and mortgage, trust, deed, pledges or other securities for the payment of same.

To act as agent, broker, or attorney-in-fact, for any person, firms, or corporation, buying, selling and dealing in real and personal property or services of whatever nature and kind and in managing and conducting any legal actions, proceedings and business relating to any of the purposes herein mentioned or referred to.

To acquire, hold, undertake and fully exploit the goodwill, property, rights, franchise, assets of every kind and liabilities of any person, firm, association or corporation, whether wholly or partly; and to pay for the same in cash, stocks, or bonds of the company or otherwise.

In any manner to acquire, enjoy, utilize and dispose of patents, copyrights and trademarks, and any licenses or other interests therein and thereunder.

To borrow money and contract debts when necessary in the purchase of or acquisition of real, personal and intangible property, business rights or franchises, or for additional working capital or for any other object in or about its business or affairs and without limits as to amounts and to secure the payment of money in any lawful manner.

To enter into any partnership, limited or general, as limited or general partner, or both, and to enter into any other arrangement for profit-sharing, union or interest, or corporation, with any corporation, association, partnership, syndicate, entity, person or governmental, municipal or public authority in the carrying on of any business which this corporation is authorized to carry on, or any other business or transaction deemed necessary, convenient or incidental to carrying out any of the purposes of this corporation.

To purchase, hold, sell and transfer shares of its own capital stock, subject however, to such limitation as may be provided by law; capital stock owned by the corporation shall not be voted upon directly or indirectly, nor counted as outstanding for the purpose of any stockholders' quorum to vote.

To do all acts and everything necessary, suitable, convenient or proper for the accomplishment of any of the purposes hereinafter or before enumerated or incidental to the powers herein names, to which shall at any time appear conducive or expedient for the benefit or protection of the corporation, either as holder of, or interest in any property or otherwise.

To exercise all of the powers which are now or may hereafter be conferred upon corporations generally by the laws of the State of Florida.

### **ARTICLE III – CAPITAL STOCK**

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is **FIVE HUNDRED (500) SHARES** of common stock, each share having the par value of **ONE (\$ 1.00) DOLLAR**.

### **ARTICLE IV – INITIAL CAPITAL**

The amount of capital with, which this corporation will begin business is **FIVE HUNDRED (\$ 500.00) DOLLARS**.

### **ARTICLE V – TERM OF EXISTENCE**

This corporation shall have perpetual existence, unless sooner dissolved by law.

## **ARTICLE VI – INITIAL ADDRESS AND AGENT**

The street address of the initial registered and principal office of this corporation is;

**443 SW 8<sup>TH</sup> STREET,  
MIAMI, FLORIDA 33130.**

and the initial registered and principal agent of this corporation at that address is;

**BENJAMIN A. OCNER.**

## **ARTICLE VII – DIRECTORS**

This corporation shall have **TWO (2)** directors 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 TWO (2). The names and street addresses are as follows -;

### **NAMES:**

**BENJAMIN A. OCNER,  
President.**

**CARLOS R. PORTILLO,  
Vice President  
Secretary/Treasurer.**

### **ADDRESSES:**

**110 ISLAND DRIVE,  
KEY BISCAYNE, FL 33149.**

**11380 BISCAYNE BLVD.  
Lot 16  
NORTH MIAMI, FL 33181.**

## **ARTICLE VIII – SUBSCRIBERS**

The names and street addresses of the initial subscribers of this corporation, and the number of shares of the **ONE (\$1.00) DOLLAR** par value common stock of this corporation which they agree to take, is as follows -;

### **NAMES:**

**BENJAMIN A. OCNER,  
President.**

**CARLOS R. PORTILLO,  
Vice President  
Secretary/Treasurer.**

### **SHARES %**

**50%**

**50%**

### **ADDRESSES:**

**110 ISLAND DRIVE,  
KEY BISCAYNE, FL 33149.**

**11380 BISCAYNE BLVD.  
Lot 16  
NORTH MIAMI, FL 33181.**

## ARTICLE IX – OFFICERS

The names and street addresses of the initial officer of this corporation, are as follows -;

### NAMES:

BENJAMIN A. OCNER,  
President.

CARLOS R. PORTILLO,  
Vice President  
Secretary/Treasurer.

### ADDRESSES:

110 ISLAND DRIVE,  
KEY BISCAVNE, FL 33149.

11380 BISCAVNE BLVD.  
Lot 16  
NORTH MIAMI, FL 33181.

## ARTICLE X – INCORPORATORS

The names and addresses of the persons signing these Articles of Incorporation are -;

### NAMES:

BENJAMIN A. OCNER,  
President.


CARLOS R. PORTILLO,  
Vice President  
Secretary/Treasurer.

### ADDRESSES:

110 ISLAND DRIVE,  
KEY BISCAVNE, FL 33149.

11380 BISCAVNE BLVD.  
Lot 16  
NORTH MIAMI, FL 33181.

IN WITNESS WHEREOF, WE have hereunto set our hand and seal, acknowledged and  
filed the foregoing Articles of Incorporation under the laws of the State of Florida, this 13<sup>th</sup>  
day of MARCH 2001.

  
\_\_\_\_\_  
BENJAMIN A. OCNER,  
President.  
\_\_\_\_\_  
CARLOS R. PORTILLO  
Vice President/Secretary/Treasurer.

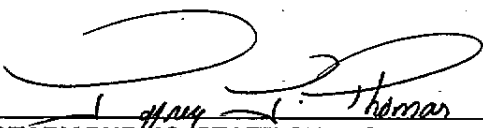
STATE OF FLORIDA            )  
  ) SS  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me on this 13<sup>th</sup> day of  
MARCH 2001,

by    **BENJAMN A. OCNER, President**                    and  
  
      **CARLOS R. PORTILLO, Vice President/Secretary/Treasurer,**  
  
of    **B.C. PROPERTY MANAGEMENT SERVICES, INC.**

a Florida corporation, on behalf of the corporation. They are personally known to me, ~~or have~~  
~~produced a~~ \_\_\_\_\_ ~~as identification.~~



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
(at Large)

MY COMMISSION EXPIRES:



**CERTIFICATION OF DESIGNATION**  
**REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/agent, in the State of Florida.

The name of the corporation is;

**B. C. PROEPRTY MANAGEMENT SERVICES, INC.**

The name and address of the registered agent and office is;

NAME: **BENJAMIN A. OCNER.**

ADDRESS: **443 SW 8<sup>TH</sup> STREET,  
MIAMI, FLORIDA 33130.**

**ACKNOWLEDGEMENT:**

Having been named as registered agent and to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept the appointment as registered Agent and agree to act in this capacity. I further agree to comply with the provision of all Statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my positions as Registered Agent.

Signature

  
**BENJAMIN A. OCNER,**  
Registered Agent.

**FILED**  
01 MAR 15 PM 3:10  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA