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Requester's Name

Address

ADVANTAGE REAL ESTATE APPRAISALS, INC.
12350 S.W. 132nd Court, Suite 214 Miami, FL 33186

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*****78.75 *****78.75

Office Use Only

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

1. _____ (Corporation Name) (Document #)
2. _____ (Corporation Name) (Document #)
3. _____ (Corporation Name) (Document #)
4. _____ (Corporation Name) (Document #)

- ☐ Walk in ☐ Pick up time ☐ Certified Copy
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS

- ☐ Profit
☐ Not for Profit
☐ Limited Liability
☐ Domestication
☐ Other

OTHER FILINGS

- ☐ Annual Report
☐ Fictitious Name

AMENDMENTS

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

REGISTRATION/QUALIFICATION

- ☐ Foreign
☐ Limited Partnership
☐ Reinstatement
☐ Trademark
☐ Other

FILED
01 MAY 24 PM 12:58
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

W01-11617
5/24
gj

Examiner's Initials



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

May 22, 2001

ADVANTAGE REAL ESTATE APPRAISALS, INC.
12350S.W. 132ND CT., STE. 214
MIAMI, FL 33186

SUBJECT: ADVANTAGE REALTY, INC.
Ref. Number: W01000011617

We have received your document for ADVANTAGE REALTY, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

Adding "of Florida" or "Florida" to the end of a name is not acceptable.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6878.

Alan Crum
Document Specialist
New Filing Section

Letter Number: 801A00031313

ARTICLES OF INCORPORATION
OF
ADVANTAGE REALTY GROUP, INC.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

01 MAY 24 PM 12:58

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ARTICLE I - NAME

The name of this corporation is
ADVANTAGE REALTY GROUP, INC.

ARTICLE II - DURATION

This corporation shall have perpetual existence.

ARTICLE III - PURPOSE

The general nature of the business to be transacted by this Corporation shall be any and all activities permitted under the laws of the United States and of the State of Florida.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue 1000 shares of common stock with a par value of \$1.00.

ARTICLE V - VOTING RIGHTS

Except as otherwise provided by law, the entire voting power for the election of directors and for all other purposes shall be vested exclusively in the holders of the outstanding Common Shares.

ARTICLE VI - PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation shall have the right to purchase his pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VII - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial principal office of this corporation is 12350 SW 132 COURT, # 214, MIAMI, FL 33186
and the name of the initial registered agent of this corporation at that address is: ALBERTO MUÑOZ

ARTICLE VIII - INITIAL BOARD OF DIRECTORS

This corporation shall have 2 director initially.

The number of directors may be either increased or diminished from time to time by the by-laws but shall never be less than 2. The name and address of the initial director of this corporation is:

ALBERTO MUÑOZ

7740 SW 183 TERRACE
MIAMI, FLORIDA 33157

LOURDES MUÑOZ

7740 SW 183 TERRACE
MIAMI, FLORIDA 33157

ARTICLE IX - INCORPORATOR

The name and address of the person signing these articles

is: ALBERTO MUÑOZ

7740 SW 183 TERRACE
MIAMI, FL. 33157

ARTICLE X - BY-LAWS

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

ARTICLE XI - RESTRICTIONS ON TRANSFER OF STOCK

Shares of capital stock of this corporation shall be issued initially to the following person and in the amount opposite his name:

ALBERTO MUÑOZ \$1,000. (1,000 shares)

Shares held by the initial shareholders listed above may not be resold or otherwise transferred to other persons unless such shares are first offered to the remaining shareholders or to this corporation. The price and terms at which, and the time within which, such shares may be offered and sold shall be further specified by written agreement among all of the shareholders and this corporation.

ARTICLE XII - INITIAL CAPITAL

The amount of capital with which this corporation shall begin business is not less than \$1,000.00.

ARTICLE XIII - MANAGEMENT OF CORPORATION BY SHAREHOLDERS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of this corporation shall be managed under the direction of, the shareholders of this corporation.

ARTICLE XIV - POWERS

This corporation shall have all of the corporate powers enumerated in the Florida General Corporation Act

ARTICLE XV - DIRECTORS RESIDENCY AND COMPENSATION

Directors of this corporation must be residents of the State of Florida.

The shareholders of this corporation shall have the exclusive authority to fix the compensation of directors of this corporation.

ARTICLE XVI - INITIAL DIRECTORS

The name and street address of the member of the first Board of Directors is: ALBERTO MUÑOZ
7740 SW 183 TERR.
MIAMI, FLORIDA

ARTICLE XVII - REMOVAL OF DIRECTORS

The shareholders of this corporation shall be entitled to remove any director from office during his term.

ARTICLE XVIII - LIMITATION ON POWERS OF COMMITTEE

In addition to other limitations imposed by law, no committee of directors of this corporation shall have or exercise the power of the Board of Directors to authorize any merger or dissolution.

ARTICLE XIX - DIRECTOR QUORUM AND VOTING

All of the directors shall constitute a quorum for a meeting of directors.

If a quorum is present, the affirmative vote all of the directors present, or, if a director or directors have abstained from voting, shall be the act of the Board of Directors.

ARTICLE XX - MEETINGS BY CONFERENCE TELEPHONE

Members of the Board of Directors may participate in special meeting of the Board of Directors by means of conference telephone as provided by law, but regular meetings of the Board of Directors must be attended in fact in person by each director...

ARTICLE XXI - REDUCTION IN STATED CAPITAL

The stated capital of this corporation shall not be reduced by action of the Board of Directors where such reduction is not accompanied by any action requiring or constituting an amendment of the articles of incorporation.

ARTICLE XXII - INDEMNIFICATION

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

ARTICLE XXIII - SUB-CHAPTER "S" AND 1244 STOCK

It is the intention of the undersigned incorporator to consent to the election under Internal Revenue Code, Section 1372 (a) and to be treated as a "Small Business Corporation" and the Plan to issue 1244 Stock in connection therewith shall be set forth in the By-Laws of this corporation.

ARTICLE XXIV - AMENDMENT

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

III WITNESS WHEREOF, the undersigned subscribed has executed these articles of incorporation, this


ALBERTO MUXO


STATE OF FLORIDA)
COUNTY OF DADE) SS

BEFORE ME, a notary public authorized to take acknowledgments
in the state and county set forth above, personally appeared
known to me and known by me to be the person who executed the foregoing
Articles of Incorporation and who acknowledged before me that he executed
those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my official seal, in the state and county aforesaid, this - day of
19



Jorge Gonzalez
Commission # CC995584
Expires Jan. 22, 2005
Bonded Thru
Atlantic Bonding Co., Inc.


Notary Public, State of Florida

STATE OF FLORIDA
DEPARTMENT OF STATE

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

01 MAY 24 PM 12:58

FILED

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR
DOWICILE FOR THE SERVICE OF PROCESS WITHIN THIS
STATE NAMING OFFICERS UPON WHOM PROCESS MAY BE
SERVED AND NAMES AND ADDRESSES OF THE OFFICERS
AND DIRECTORS

The following is submitted, in compliance with Chapter 48.091
Florida Statutes:

ADVANTAGE REALTY GROUP, Inc.

a corporation organized (or organizing) under the laws of the
State of Florida with its principal office at **12350 SW 132 Court**
Miami, FL 33186 **Suite 214**
Miami, FL 33186

has named **ALBERTO MUÑOZ**
located at **7740 SW 183 TERRACE**
MIAMI, FLORIDA 33157

as its agent to accept service of process within this state.

NAME	OFFICERS TITLE	SPECIFIC ADDRESS
ALBERTO MUÑOZ	PRESIDENT	7740 SW 183 TERR, MIAMI, FL 33157
LOURDES MUÑOZ	VICE-PRESIDENT	7740 SW 183 TERR.
LOURDES MUÑOZ	SECRETARY	7740 SW 183 TERR
ALBERTO MUÑOZ	TREASURER	7740 SW 183 TERR.

ACCEPTANCE:

I agree as Registered Agent to accept Service of Process
to keep office open during prescribed hours; to post my name (and at
other officers of said corporation authorized to accept service of
process at the above Florida designated address) in some conspicuous
place in office as required by law.

Filing Fee: