

P020000/2529

Requester's Name

Address

COR Timothy G. Sander, P.A.
One Datan Center
9100 S. Dadeland Blvd Suite 1009
Miami, Florida 33156-7866

NUMBER(S), (if known):

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02 JAN 30 PM 3:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1. _____
(Corporation Name) (Document #)

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- ☐ 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

Examiner's Initials

DS 2/4/02

ARTICLES OF INCORPORATION

OF

OLD CUTLER REALTY, INC.

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02 JAN 30 PM 3:12

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I, the undersigned incorporator(s), hereby make, subscribe, acknowledge and file with the Secretary of the State of Florida, these Articles of Incorporation for the purpose of forming a corporation for profit in accordance with the laws of the State of Florida.

ARTICLE I

The name of this corporation shall be as stated above.

ARTICLE II

The general nature of the business to be transacted by this corporation shall be as follows:

(a) To operate and transact any legal business, and to buy, sell, lease, rent, hire, and maintain equipment for said business and to do generally all and everything incidental to the operation of said business;

(b) To purchase, lease and hold real and personal property and every estate and interest therein and choses in action secured thereby; to improve, manage, operate, sell, mortgage, lease and otherwise dispose of any property; to loan money on such property and to take mortgages and assignments of mortgages on the same; and to transact all or any other business which may be necessary, incidental or proper to the exercise of any of all of the aforesaid purposes of the corporation;

(c) To borrow money and contract debts when necessary for the transaction of its business or for the exercise of its corporate rights, privileges or franchises, or for any other lawful purpose; to issue bonds, promissory notes, bills of exchange, debentures and other obligations and evidence of indebtedness payable at a specified time or times secured by mortgage or otherwise;

(d) To guarantee, endorse, purchase, hold, sell, assign, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of the capital stock, preferred stock, and stock warrants of, or any bonds or other evidence of indebtedness created by any other corporation or corporations, and while owning said stock to exercise all the rights, powers, and privileges or ownership, including the right to vote thereon;

(e) To purchase, sell, and transfer shares of its own capital stock;

(f) To conduct business in, have one or more offices in, and buy, hold, mortgage, sell, convey, lease or otherwise dispose in, and buy, property, including franchises, patents, copyrights, trademarks, and licenses in the State of Florida, and all other states and countries;

(g) In general, to carry on any other business in connection with the foregoing and to exercise all powers conferred by the laws of Florida upon corporations formed under the general corporation acts all things herein before set forth to the same extent as a natural person might or could do;

(h) The foregoing clauses shall be construed both as objects and powers; and it is hereby expressly provided that the foregoing enumeration of special powers shall not be held to limit or restrict in any manner the powers of this corporation.

ARTICLE III

The maximum number of shares of capital stock authorized to be issued by this corporation shall be five thousand (5,000) shares, having a par value of one dollar (\$1.00) per share. Each of said shares of stock shall entitle the holder thereof to one (1) vote at any meeting of the stockholders. All or any part of said capital stock may be paid for in cash, in property, or in labor of services at a fair valuation to be fixed by the incorporator, or by the board of directors, at a meeting called for such purposes. All stock when issued shall be fully paid for and shall be nonassessable.

ARTICLE IV

The amount of capital with which this corporation shall begin business shall not be less than Five Hundred Dollars (\$500.00).

ARTICLE V

This corporation shall have perpetual existence.

ARTICLE VI

Each shareholder of the corporation shall have the right to purchase, subscribe for, or receive a right or rights to purchase or subscribe for, at the par value thereof, a pro rata portion of:

(1) Any stock of any class that the corporation may issue or sell, whether or not exchangeable for any stock of the corporation of any class or classes, and whether or not of unissued shares authorized by the articles of incorporation as originally filed or by any amendment thereof or out of shares of stock of the corporation acquired by it after the issuance thereof, and whether issued for cash, labor done, personal property, or real property or leases thereof; or

(2) Any obligation that the corporation may issue or sell which is convertible into or exchangeable for any stock of the corporation of any class or classes, or to which is attached or pertinent any warrant or warrants or other instrument or instruments conferring on the holder the right to subscribe for or purchase from the corporation any shares of its stock of any class or classes.

ARTICLE VII

The following shall be the street address and the principal office of this corporation, but the corporation shall have the power to move the principal office to any other address in the state of Florida and to establish branch offices and other places of business at such places within the state of Florida, as may be deemed expedient: 20121 S.W. 82nd Place, Miami, Florida 33189.

ARTICLE VIII

There shall be a board of directors for this corporation which shall consist of not less than one (1) and not more than five (5), the number of same to be fixed by the corporate by-laws. Each of said directors shall be of full age and at least one of them shall be a citizen of the United States.

ARTICLE IX

The first Board of Directors shall be:

MICHAEL VILA, of 20121 S.W. 82nd Place, Miami, Florida 33189.

The members of the first Board of Directors shall hold office for the first year of the existence of the corporation or until their successors are elected or appointed and have qualified.

ARTICLE X

The name(s) and address(es) of the subscriber(s) of these Articles of Incorporation is:

MICHAEL VILA, of 20121 S.W. 82nd Place, Miami, Florida 33189.

ARTICLE XI

The corporation reserves the right to amend, alter, change, or repeal any provisions contained in these Articles of Incorporation in the manner now or hereafter prescribed by the laws of the State of Florida, and all rights conferred upon the stockholders herein are subject to this reservation.

IN WITNESS WHEREOF, I, the undersigned, have executed these Articles of Incorporation for the uses and purposes therein stated.

x Michael Vila
MICHAEL VILA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared MICHAEL VILA, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same, that I relied upon the following form of identification of the above-named person:

Michael Vila known to me
WITNESS my hand and official seal in the County and State last aforesaid this 28 day of January, 2002.



Timothy G Sander
My Commission CC727518
Expires March 24, 2002

[Signature]
Notary Signature

x
NOTARY RUBBER STAMP SEAL

x
Printed Notary Signature

CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS
WITHIN THIS STATE, NAMING AGENT UPON
WHOM PROCESS MAY BE SERVED

FILED

02 JAN 30 PM 3:13

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted
in compliance with said Act:

First: That OLD CUTLER REALTY, INC., desiring to organize under the laws
of the state of Florida with its principal office as is indicated in the Articles
of Incorporation at County of Miami-Dade, State of Florida, has named MICHAEL
VILA, of 20121 S.W. 82nd Place, Miami, Florida 33189, as its agent to accept
service of process within this State.

BY: x Michael Vila
MICHAEL VILA
Incorporator

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for OLD CUTLER REALTY, INC.
at the place designated in the Articles of Incorporation, the undersigned is
familiar with and accepts the obligations of that position pursuant to Section
607.0501(3), Florida Statutes.

x Michael Vila
MICHAEL VILA
Date: x 1-24-02