

CORPORATE  
ACCESS,  
INC.

P02000022298

236 East 6th Avenue . Tallahassee, Florida 32303

P.O. Box 37066 (32315-7066) ~ (850) 222-2666 or (800) 969-1666 . Fax (850) 222-1666

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Article

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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APPROVED  
AND  
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1.) *Portofino Tower Realty At South Pointe, Fla.*  
(CORPORATE NAME & DOCUMENT #)

2.)  
(CORPORATE NAME & DOCUMENT #)

3.)  
(CORPORATE NAME & DOCUMENT #)

4.)  
(CORPORATE NAME & DOCUMENT #)

5.)  
(CORPORATE NAME & DOCUMENT #)

DIVISION OF CONSTRUCTION

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\*\*\*330.00 \*\*\*\*\*78.75

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W02-5514  
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FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State

February 26, 2002

CORPORATE ACCESS, INC.

SUBJECT: PORTOFINO TOWER REALTY AT SOUTH POINTE, INC.  
Ref. Number: W02000005514

We have received your document for PORTOFINO TOWER REALTY AT SOUTH POINTE, INC. and your check(s) totaling \$330.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 607.0120(6)(b), or 617.0120(6)(b), Florida Statutes, requires that articles of incorporation be executed by an incorporator.

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) 245-6929.

Joey Bryan  
Document Specialist  
New Filing Section

Letter Number: 402A00011845

ARTICLES OF INCORPORATION  
OF  
PORTOFINO TOWER REALTY AT SOUTH POINTE, INC.

ARTICLE I

The name of the corporation shall be:

PORTOFINO TOWER REALTY AT SOUTH POINTE, INC.

ARTICLE II

The purposes and general nature of the business or businesses to be transacted, conducted and carried on by this Corporation shall be:

1. To acquire, improve and develop real property; to erect dwellings of all kinds and to sell or rent the same; to lay out, grade, pave and dedicate roads, streets, avenues, highways, alleys, courts, paths, walks, passes and playgrounds; to buy, sell, mortgage, exchange, lease, hold for investment, or otherwise use and operate real estate of all kinds, improved or unimproved, and any interest or right therein.

2. To take, buy, exchange, lease or otherwise acquire real estate and any interest or right therein, and to hold, own, operate, control, maintain, manage and control, directly or through ownership of stock in any other corporation, any and all kind of buildings, stores, offices, warehouses, mills, shops, factories, machinery and plants, and any and all other structures and erections which may at any time be necessary, useful or advantageous for the purposes of this corporation.

3. To sell, assign and transfer, convey, lease or otherwise alienate or dispose of, and to mortgage or otherwise encumber the lands, buildings, real and personal property of the corporation wherever situated, and any and all legal and equitable interests therein.

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4. To purchase, sell, lease, manufacture, deal in and deal with every kind of goods, wares and merchandise, rights, chattels, easements, privileges and franchise which may lawfully be purchased, sold, produced or dealt in by corporations in the State of Florida.

5. To purchase, acquire, hold and dispose of the stocks, bonds and other evidences of indebtedness of any corporation, domestic or foreign, and to issue in exchange therefor its stocks, bonds or other obligations, and to exercise in respect thereof all the right, powers and privileges of individual owners, including the right to vote thereon; and to aid in any manner permitted by law any corporation of which any bonds or other securities or evidences of indebtedness or stocks are held by this corporation, and to do any acts or things designed to protect, preserve, improve or enhance the value of any such bonds or other securities or evidences of indebtedness or stock.

6. Any or all lawful business for which corporations may be incorporated under the Florida General Corporation Act.

The purposes and powers specified in the foregoing clauses of this Article shall, except as otherwise expressly provided, in no wise be limited or restricted by reference to or inference from the terms of any other clause of this or any other paragraph of this Certificate, but the purposes and powers specified in each of the clauses of this Article II shall be construed as independent purposes and powers, and the foregoing enumeration to specific powers shall not be held, and is not intended to limit or restrict in any manner the powers of the Corporation, but is in furtherance and in addition to the general powers conferred upon corporation organized under the Corporation Law of the State of Florida.

### ARTICLE III

This Corporation shall have an authorized capital stock of 1,000 shares of common stock, each having a par value of \$1.00, said stock to be fully paid and non-assessable. These authorized shares

may be distributed in fractional shares. There shall be no pre-emptive rights accruing to stockholders.

#### ARTICLE IV

This corporation shall begin business with a capital of not less than Five Hundred (\$500.00) Dollars.

#### ARTICLE V

This corporation shall have perpetual existence.

#### ARTICLE VI

The principle office of this corporation in the State of Florida shall initially be at

842 1<sup>ST</sup> Street, Miami Beach, FL 33139.

#### ARTICLE VII

The management and control of the business of this corporation shall be managed by its stockholders, rather than by a Board of Directors, under and in accord with Chapter 607 of the Florida Statutes. It is the intention of the subscriber and incorporator that this corporation shall be a corporation, as defined by the Florida Statutes. However, a majority of the stockholders, in accordance with resolutions properly passed in accordance with the By-Laws of this corporation, may decide that this corporation may be managed by a Board of Directors; and, in the event of such adoption of such By-Laws and/or such resolutions, the corporation shall have not less than one (1) Director, which number may be increased or diminished from time to time by By-Laws and/or resolutions adopted by the Stockholders, but shall never be less than one (1) .

#### ARTICLE VIII

This Certificate of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the stockholders and approved at a stockholders meeting by a majority of the stock entitled to vote thereon, unless all of the stockholders sign a written statement

signifying that a certain amendment of this Certificate of Incorporation be made.

#### ARTICLE IX

Insofar as the same is not contrary to the laws of the State of Florida, no contract or other transaction between the Corporation and any other firm or corporation shall be affected or invalidated by reason of the fact that any one or more of its directors, officers or stockholders is or are interested in or is a member, stockholder, director or officer, or are members, stockholders, directors or officers, individually jointly, may be a part or parties to or may be interested in any contract.

#### ARTICLE X

Every director and every officer of the corporation shall be indemnified by the corporation against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him, in connection with any proceeding to which he may be a party, or which he may be involved by reason or his being or having been a director or an officer of the corporation, or any settlement, thereof, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, provided that in the event of a settlement, the indemnification herein shall apply only when the stockholders approve such settlement and reimbursement as being for the best interest of the corporation. The foregoing right of indemnification shall be in addition to, and not exclusive of, all other rights to which such director or officer or stockholder may be entitled.

#### ARTICLE XI

It is the intention and purpose of the subscriber to these Articles of Incorporation that the stock of this corporation be qualified and subscribed to and sold all in accordance with the provisions of Section 1244 of the Internal Revenue Code, and it is contemplated that the stockholders and officers of this corporation shall adopt such resolutions as are appropriate, in order to effectuate the

treating of the stock of this Corporation under Section 1244 of the Internal Revenue Code.

#### ARTICLE XII

The names and street addresses of the first officers and directors of the corporation, who shall hold office until their successors are elected and have qualified, are as follows:

NAME

TITLE

MAXIMO RAMOS

President and Secretary

#### ARTICLE XIII

In addition to the purposes and powers granted to the corporation under the provisions of Article II hereof, the corporation shall have the express right, power and authority to become a joint venturer, a general partner and/or limited partner, and may enter into general partnership, limited partnership and/or joint venture agreements with any other persons, firms or corporations involving any proper and lawful business purposes.

#### ARTICLE XIV

The street address of the registered office of this Corporation is 842 1<sup>st</sup> Street, Miami Beach, FL 33139; and the name of the initial registered agent of this corporation is **Maximo Ramos**, who by and incorporator his signature hereafter accepts said appointment.

#### ARTICLE XV

This Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation. Corporate existence shall begin on the date of filing of these articles of incorporation

IN WITNESS WHEREOF, I the undersigned President and Secretary of the corporation, under authority of Resolution adopted by the corporation Board of Directors and shareholders, and

in conformance with the procedures set forth in Chapter 607, Florida Statutes for the purpose of amending the corporation's Articles of Incorporation, hereby declare and certify that the facts herein stated are true and hereunto set our hands and seals this 21 day of Feb, 2002.

PORTOFINO TOWER REALTY AT SOUTH POINTE, INC.  
A Florida Corporation

Attest:

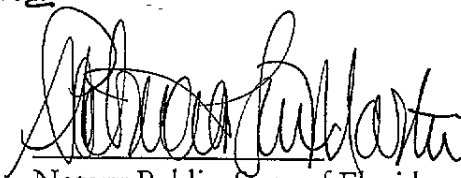
\_\_\_\_\_  
Maximo Ramos  
President/Secretary

(CORPORATE SEAL)

STATE OF FLORIDA     )  
                                  )  
COUNTY OF MIAMI-DADE )

BEFORE ME, the undersigned authority, personally appeared **Maximo Ramos**, ☒ to me personally known, or ☐ identified to me by \_\_\_\_\_, to be the individual described in and who has executed the foregoing Amendment as President and Secretary of NUR, INC. and acknowledged before me that he executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal at Miami Beach, Florida, this 21 day of February 2002.

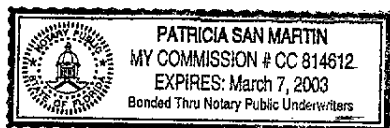


Notary Public, State of Florida

My commission expires:

My commission number:

(NOTARY SEAL)



**CERTIFICATE OF DESIGNATION OF  
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 OFFICER/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is:

PORTOFINO TOWER REALTY AT SOUTH POINTE, INC.

2. The name and address of the registered agent and office is:

MR. MAXIMOS RAMOS

(Name)

842 1<sup>ST</sup> STREET

(P.O. Box or Mail Drop Box is NOT acceptable)

MIAMI BEACH, FLORIDA 33139

(City, State & Zip)

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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APPROVED  
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FILED

*Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in the certificate, 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.*

(SIGNATURE)

Incorporator/Registered Agent

(DATE)

DIVISION OF CORPORATIONS, P.O. BOX 6327, TALLAHASSEE, FL 32314