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TRANSMITTAL LETTER

FILED
02 JUL -3 AM 10:20
SECRETARY OF STATE
TALLAHASSEE FLORIDA

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

3000006193709-1
-07/03/02-01024-010
*****78.75 *****78.75

SUBJECT: Key Biscayne Property Management Company
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee
& Certificate of Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate of
Status

ADDITIONAL COPY REQUIRED

FROM: Cristina Avello
Name (Printed or typed)

211 E. Enid Dr.
Address

Key Biscayne, FL 33149
City, State & Zip

(305) 720-0730
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

2
D. WHITE JUL - 5 2002

**ARTICLES OF INCORPORATION
OF
KEY BISCAYNE PROPERTY MANAGEMENT COMPANY**

The undersigned, a natural person (the "Sole Incorporator"), for the purpose of organizing a corporation to conduct the business hereinafter stated, subject to the requirements of the laws of the State of Florida hereby certifies that:

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TALLAHASSEE FLORIDA

Article I

The name of the corporation is: **Key Biscayne Property Management Company**

Article II

The principle place of business and mailing address of this corporation shall be:
211 E. Enid Drive, Key Biscayne, FL 33149.

Article III

The purpose of this corporation is to perform any legal activity.

Article IV

The corporation is authorized to issue 100 shares of common stock with a par value of \$0.01.

Article V

Directors shall be appointed by the Sole Incorporator on a yearly basis to hold office for one year. Each director shall hold office either until the expiration of the term for which appointed, or until such director's death or resignation.

Article VI

The initial directors shall be:
(1) Cristina Avello; and
(2) James Sammataro.

Their mailing address shall be:
211 E. Enid Drive
Key Biscayne, Florida 33149

Article VII

The name and address of the Initial Registered Agent and the Sole Incorporator is as follows:
Cristina Avello, 211 E. Enid Drive, Key Biscayne, FL 33149.

In Witness Whereof, these Articles have been submitted this 1st day of July 2002 by the undersigned who affirms that the statements made herein are true and correct. Having been named as registered agent to accept service of process for the above stated corporation at the place designated in these articles, the undersigned is familiar with and accepts the appointment as registered agent and agrees to act in this capacity.



CRISTINA AVELLO

Sole Incorporator and Registered Agent