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TRANSMITTAL LETTER

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

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-07/19/02--01062--003
*****79.75 *****79.75

SUBJECT: UNIT 303 of LAKE TOWER, INC.
(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
Plus \$1.00

☐ \$78.75
Filing Fee
& Certified Copy

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

ADDITIONAL COPY REQUIRED

FROM: William H. Newton, III
Name (Printed or typed)

444 Brickell Ave., Suite 300
Address

Miami, FL 33131
City, State & Zip

305-357-6265
Daytime Telephone number

02 JUL 19 AM 9:46
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

SE
7/22

ARTICLES OF INCORPORATION
OF
UNIT 303 OF LAKE TOWER, INC.

FILED
02 JUL 19 AM 9:46
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator, for the purpose of forming a corporation under the laws of the State of Florida, adopts the following Articles of Incorporation.

ARTICLE I - NAME

The name of the corporation is UNIT 303 OF LAKE TOWER, INC.

ARTICLE II - NATURE OF BUSINESS

The general character or nature of the business to be transacted by this corporation is:

a) To purchase, improve, develop, lease, exchange, sell, dispose of, and otherwise invest in and operate real estate; to purchase, lease, build, construct, erect, occupy, and manage buildings and dwellings of every kind and character whatsoever; to finance the purchase, improvement, development, and construction of land and buildings and dwellings belonging to or to be acquired by this company, or any other person, firm or corporation.

b) To buy, sell, mortgage, exchange, lease, or otherwise, use and develop, real estate of all kinds, improved or unimproved, and any right or intent therein.

c) To enter into, make, perform, and carry out contracts of every sort and kind which may be necessary or convenient for the business of this corporation, or business of a similar nature, with any person, corporation, private, public or municipal body politic under the government of the United States or any state.

d) To acquire, by purchase, lease, manufacture, or otherwise, any personal property deemed necessary or useful in the equipment, furnishing, improvement, development or management of any property, real or personal, at any time owned, held, or occupied by the corporation, and to invest, trade, and deal in any personal property deemed beneficial to the corporation, and to lease, rent, encumber or dispose of any personal property at any time owned or held by the corporation.

e) To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes and other evidences of indebtedness, and execute such mortgages, transfers of corporate property, or other instruments to secure the payment of corporate indebtedness as required.

f) To purchase the corporate assets of any other corporation and engage in the same or other character of business.

g) To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of the capital stock of, or any bonds, securities, or other evidences of indebtedness created by any other corporation of the State of Florida or any other state or government, and while owner of such stock to exercise all the rights, powers and privileges of ownership, including the right to vote such stock.

h) To carry on any or all of its operations and businesses, and to promote its objects within the State of Florida or elsewhere, without restriction as to place or amount; and to have, use, exercise and enjoy all of the general powers of like corporations.

i) To engage in any and all lawful business, trades, occupations and professions.

j) To do any and all of the things herein set forth to the same extent as natural persons might or could do, and in any part of the world as principals, agents, contractors, or otherwise, alone, or in company with others, and to do and perform all such other things and acts as may be necessary, profitable, or expedient in carrying on any of the business or acts above named.

k) To have and exercise all the powers and rights conferred by the laws of the State of Florida upon corporations of this kind, and to do each and every thing necessary, suitable or proper for the accomplishment of any of the purposes or the attainment of any one or more of the objects or powers herein enumerated, or which shall at any time appear conducive to or expedient for the protection of benefit of this corporation; and to do any and all things herein above set forth, to the same extent as any natural person might or could do.

The intention is that none of the objects and powers as herein above set forth, except where otherwise specified in this Article, shall be anywise limited or restricted by reference to or inference from the terms of any other Articles, but that the

objects and powers specified in each of the clauses in this Article shall be regarded as independent objects and powers.

ARTICLE III - CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is Two Hundred shares of common stock, each share having the par value of One (\$1.00) Dollar currency of the United States of America.

Shares may be issued only for a consideration having a value, in the judgment of the Board of Directors, at least equivalent to the full par value of the stock to be issued. All shares issued shall be fully paid and nonassessable.

ARTICLE IV - PRE-EMPTIVE RIGHTS

In the event that any authorized, but unissued stock, is to be issued, or any new class of stock shall be created, or the authorized number of shares of any class shall be increased, or any bonds, notes, debentures, or other securities, convertible into stock, are to be issued, the holders of shares of the corporation, outstanding at the time such authorized, but unissued stock, such new class of stock, or such increase is offered for subscription of such bonds, notes, debentures, or other securities convertible into stock, shall have the right to purchase same before the same is offered for public subscription or sale, in proportion to the number of shares owned respectively by each of the holders of such stock.

ARTICLE V - TERM OF EXISTENCE

This corporation shall have perpetual existence.

ARTICLE VI - ADDRESS

The initial address of the principal office of this corporation is to be 444 Brickell Avenue, Suite 300, Miami, Florida 33131. The Board of Directors may, from time to time, designate such other address and place for the principal office of this corporation as it may see fit.

ARTICLE VII - DIRECTORS

The number of directors may be increased from time to time in the manner set forth in the By-laws, but the number of directors shall never be less than one (1).

ARTICLE VIII - INITIAL DIRECTORS

The name and address of the first Board of Directors who shall hold office until their successors are elected or appointed and have qualified, are as follows:

<u>Name</u>	<u>Address</u>
Maria Consuelo Tohme Mantilla	Rivergate Plaza 444 Brickell Avenue, Suite 300 Miami, Florida 33131
Andrea Tohme Mantilla	Rivergate Plaza 444 Brickell Avenue, Suite 300 Miami, Florida 33131

ARTICLE IX - INCORPORATOR

The name and street address of the incorporator of these Articles of Incorporation is:

William H. Newton, III, Esquire
444 Brickell Avenue, Suite 300
Miami, Florida 33131

ARTICLE X - CONFLICT OF INTEREST

No contract between this corporation and other corporations or another individual shall be invalidated solely by reason of the fact the one or more of the officers or directors of this corporation are officers or directors of the said other corporation, or by reason of the fact that one or more of the officers and directors of this corporation may be the other individual or individuals who contract with this corporation.

ARTICLE XI - AMENDMENT

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by Board of Directors, proposed by them to the stockholders, and approved at a stockholders' meeting by a majority of the stock entitled to vote thereon, unless all the directors and all stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

ARTICLE XII - ADDRESS OF REGISTERED OFFICE

The initial street address of the registered office of this corporation is to be at 444 Brickell Avenue, Suite 300, Miami,

Florida 33131. The Board of Directors may from time to time, designate such other address and place for the principal office of this corporation as it may see fit.

ARTICLE XIII - SERVICE OF PROCESS

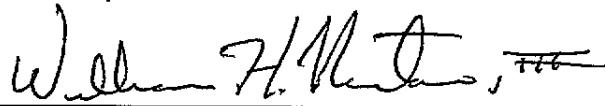
All legal service shall be made upon WILLIAM H. NEWTON, III, the Registered Agent, at 444 Brickell Avenue, Suite 300, Miami, Florida 33131.

ARTICLE XIV - INDEMNIFICATION OF OFFICERS AND DIRECTORS

Each director and officer of the corporation now or hereafter serving as such, shall be indemnified and be held harmless by the corporation against any and all claims and/or liabilities to which she has or shall become subject by reason of serving or having served as such director or officer, or by reason of any action alleged to have been taken, omitted, or neglected by him as such director or officer; and the corporation shall reimburse each such person for all legal expenses including legal expenses on appeal matters.

The right of indemnification herein above provided for shall not be exclusive of any rights to which any director or officer of the corporation may otherwise be entitled by law.

IN WITNESS WHEREOF, the foregoing Articles of Incorporation were executed this 17 day of July, 2002.



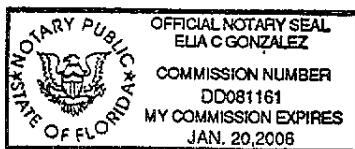
William H. Newton, III
INCORPORATOR

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

Sworn to and subscribed before me on this 17th day of July,
2002, by William H. Newton, III, who did personally appeared before
me and who is ☒ personally known to me or has ☐ produced
_____ as identification.


Notary Public, State of
Florida at Large

My Commission Expires:



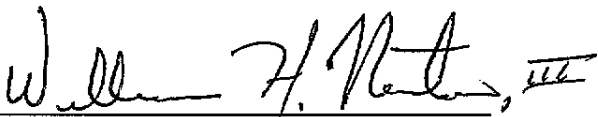
CERTIFICATE DESIGNATING PLACE OF BUSINESS
OF DOMICILE FOR THE SERVICE OF PROCESS WITHIN
FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

FILED
02 JUL 19 AM 9:46
TALLAHASSEE, FLORIDA
CLERK OF SUPERIOR COURT

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES,
FOLLOWING IS SUBMITTED:

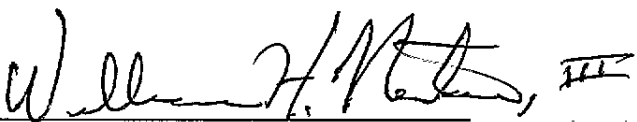
FIRST: UNIT 303 OF LAKE TOWER, INC., WITH ITS PRINCIPAL
PLACE OF BUSINESS AT MIAMI, STATE OF FLORIDA, HAS NAMED WILLIAM
H. NEWTON, III, LOCATED AT 444 BRICKELL AVENUE, SUITE 300, CITY
OF MIAMI, STATE OF FLORIDA, AS ITS AGENT SERVICE OF PROCESS
WITHIN FLORIDA.

DATED: July 17, 2002.


WILLIAM H. NEWTON, III
INCORPORATOR

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE
ABOVE-STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS
CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I
FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES
RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

DATED: July 17, 2002.


WILLIAM H. NEWTON, III