

# CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

# PD2000104967

MJR Corporation, Inc.

700007993567--5  
-09/25/02--01004-7005  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

- ☒ Art of Inc. File
- ☐ LTD Partnership File
- ☐ Foreign Corp. File
- ☐ L.C. File
- ☐ Fictitious Name File
- ☐ Trade/Service Mark
- ☐ Merger File
- ☐ Art. of Amend. File
- ☐ RA Resignation
- ☐ Dissolution / Withdrawal
- ☐ Annual Report / Reinstatement
- ☒ Cert. Copy
- ☐ Photo Copy
- ☐ Certificate of Good Standing
- ☐ Certificate of Status
- ☐ Certificate of Fictitious Name
- ☐ Corp Record Search
- ☐ Officer Search
- ☐ Fictitious Search
- ☐ Fictitious Owner Search
- ☐ Vehicle Search
- ☐ Driving Record
- ☐ UCC 1 or 3 File
- ☐ UCC 11 Search
- ☐ UCC 11 Retrieval
- ☐ Courier

RECEIVED  
02 SEP 24 PM 3:33  
DIVISION OF CORPORATION

FILED  
02 SEP 24 PM 1:12  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Signature

Requested by:

Name

Date

Time

Walk-In

Will Pick Up

m 9/30



FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

September 25, 2002

CAPITAL CONNECTION

SUBJECT: M J R CORPORATION, INC.  
Ref. Number: W02000027851

We have received your document for M J R CORPORATION, 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) 245-6067.

Neysa Culligan  
Document Specialist  
New Filing Section

Letter Number: 402A00054420

**ARTICLES OF INCORPORATION**

**OF**

**MJR BUILDING CORPORATION**

**FILED**

02 SEP 24 PM 1:12

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned subscribers to these Articles of Incorporation, natural persons competent to contract, hereby form a corporation under the Laws of the State of Florida.

**ARTICLE I**

The name of the corporation shall be: **MJR BUILDING CORPORATION**

**ARTICLE II**

**DURATION AND BEGINNING OF CORPORATE EXISTENCE**

The corporation shall exist perpetually. The date when the corporate existence of this corporation shall begin shall be when these Articles of Incorporation are received and accepted by the Secretary of State of Florida.

**ARTICLE III**

This corporation is organized for the purpose of transacting any or all lawful business permitted under the Laws of the State of Florida and of the United States of America. In addition, the purpose of this Corporation is to function in modern redevelopment, and do any other act related thereto. The Corporation may acquire property, use that property as collateral, loan money, function in land acquisitions, function in land dispositions, and any other act related to the development of redevelopment of real estate anywhere in the world.

**ARTICLE IV**

The corporation is authorized to have outstanding one class of stock designated as common stock. The maximum number of shares of common stock to have outstanding is 500 shares of Common Stock of a par value of One (\$1.00) Dollar per share. Holders of Common Stock shall not have pre-emptive rights to subscribe to the corporation's securities.

## **ARTICLE V**

The principal and mailing address of the corporation in the State of Florida is:  
9370 Sunset Drive, Suite A-202, Miami, Florida 33173.

The name of the initial registered agent of this corporation is: JEFFREY DREW CUMMINS, 9555 North Kendall Drive, Suite 202, Miami, Florida 33176.

## **ARTICLE VI**

### **INITIAL BOARD OF DIRECTOR(S)**

The corporation shall have two (2) director(s) initially. The number of director(s) may be increased or decreased from time to time by amendment to, or in the manner provided in the by-laws of the corporation.

The name and street address of the initial director(s) of this corporation are:  
ROLAND GUERRA, to serve as President, Secretary and Treasurer, 9370 Sunset Drive, Suite A-202, Miami, Florida 33173, and MAJID EFTEKHARMOUSAVI, to serve as Vice-President, 9370 Sunset Drive, Suite A-202, Miami, Florida 33173.

## **ARTICLE VII**

### **INCORPORATOR(S)**

The name and address of the incorporator(s) to these Articles of Incorporation are:  
ROLAND GUERRA, 9370 Sunset Drive, Suite A-202, Miami, Florida 33173, and MAJID EFTEKHARMOUSAVI, 9370 Sunset Drive, Suite A-202, Miami, Florida 33173.

## **ARTICLE VIII**

### **BY-LAWS**

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

## **ARTICLE IX**

### **INDEMNIFICATION**

The corporation shall indemnify, to the full extent permitted by law, any officer, director, employee or agent of the corporation, or any former officer, director, employee or agent of the corporation, or any person who at the request of the corporation is or was serving as a director, officer, employee or agent of another corporation partnership, joint venture, trust or other enterprise.

## **ARTICLE X**

### **AMENDMENT**

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment thereto.


## **ARTICLE XI-BUY-OUT PROVISION**

Should any stockholder desire to sell his or her stock, said stockholder shall so notify the other stockholders, in writing, of his or her intentions to sell. That upon receipt of said notification, the corporation shall authorize the accountant then employed by said corporation to make a full and complete audit of the books of said corporation, using standard accounting methods and principles in order to determine the book value of said corporation. Upon determination of the book value, the price of the stock shall be the buy-out figure and the person so desirous of selling must accept the price as set forth by the accountant. The remaining stockholder or stockholders shall purchase said stock in proportionate shares to the percentages that they presently own and the seller shall get 50% of the purchase price within thirty days from the date that the audit is completed and the balance thirty days thereafter.

IN WITNESS WHEREOF, the undersigned incorporator(s) has(ve) executed these

Articles of Incorporation this 13 day of SEPTEMBER, 2002.

  
ROLAND GUERRA

  
MAJID EFTEKHARMOUSAVI

STATE OF FLORIDA)  
COUNTY OF DADE ) SS.:

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above, to take acknowledgments personally appeared ROLAND GUERRA, and MAJID EFTEKHARMOUSAVI, to me known to be the person(s) described as Subscriber(s) in, and who executed the foregoing Articles of Incorporation, and she acknowledged before me that she subscribed to those Articles of Incorporation.

WITNESS my hand and official seal in the County and State named above this 13 day of SEPTEMBER, 2002.

  
NOTARY PUBLIC  
State of Florida

My Commission Expires:

This Instrument Prepared by:  
Jeffrey Drew Cummins, Esq.  
9555 N. Kendall Drive, Suite 202  
Miami, Florida 33176  
305-595-3310



Jeanette Aleu  
My Commission CC996812  
Expires January 28, 2005

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE**

**FOR THE SERVICE OF PROCESS WITHIN FLORIDA AND NAMING  
AGENT UPON WHOM PROCESS MAY BE SERVED**

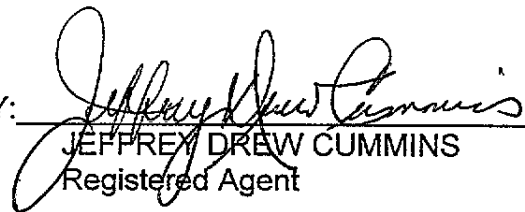
In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

First, MJR BUILDING CORPORATION desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, at the City of Miami, County of Dade, State of Florida, has designated JEFFREY DREW CUMMINS, 9555 North Kendall Drive, Suite 202, Miami, Florida 33176, as its agent to accept service of process within this State.

Having been named to accept service of process for the above stated corporation, at place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provision of said Act relative to keeping open said office.

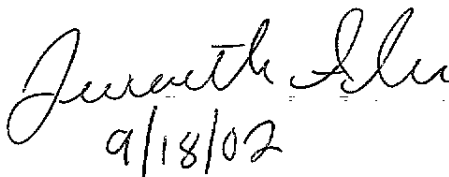
Dated this 18 day of SEPTEMBER, 2002.

BY:

  
JEFFREY DREW CUMMINS  
Registered Agent



Jeanette Aleu  
My Commission CC996812  
Expires January 28, 2005

  
9/18/02

FILED  
02 SEP 24 PM 1:12  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA