

PO4000046277

(Requestor's Name)

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PICK-UP     WAIT     MAIL

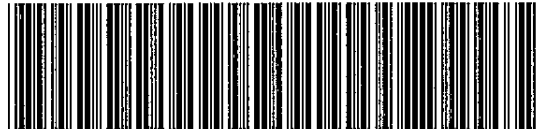
(Business Entity Name)

(Document Number)

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**LAZARUS CORPORATE FILING SERVICE**

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**MIAMI, FLORIDA (305)552-5973**

OFFICE USE ONLY

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

- 1. FLAGLER & 27<sup>TH</sup> PROPERTY, INC.  
(Corporation Name) (Document #)
- 2. \_\_\_\_\_  
(Corporation Name) (Document #)
- 3. \_\_\_\_\_  
(Corporation Name) (Document #)
- 4. \_\_\_\_\_  
(Corporation Name) (Document #)

- Walk in     Pick up time 2.00     Certified Copy
- Mail out     Will wait     Photocopy     Certificate of Status

NEW FILINGS	
<input checked="" type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

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Examiner's Initials	
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**ARTICLES OF INCORPORATION**

**OF**

**Flagler & 27<sup>TH</sup> Property, Inc.**

The undersigned subscribes to these Articles of Incorporation,  
each natural person competent to contract, hereby associate themselves to form a corporation  
under the laws of the State of Florida.

**ARTICLE ONE**

The name of this corporation is : **Flagler & 27<sup>TH</sup> Property, Inc.**

**ARTICLE TWO**

The general nature of the business and the object and purposes to be transacted and  
carried on are:

To conduct any and all business not prohibited by the laws of the United States and  
the State of Florida.

Any and all lawful purposes.

And, in general, to carry on any other business whatsoever in connection with the  
foregoing or which is calculated, directly or indirectly, to promote the interest of the  
corporation or to enhance the value of its properties.

And, further, to borrow or raise money for any purpose of the company, and to  
secure the same interest, or for the purposes, to mortgage all or any part of the property corporeal  
or incorporeal rights or franchises of this company now owned or hereinafter acquired, and to  
create, issue, draw and accept and negotiate bonds and mortgages, bills of exchange, promissory  
notes or other obligations or negotiable instruments.

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**ARTICLE THREE**

The maximum number of shares of stock that this corporation is authorized to have outstanding at this time is:

Five Hundred Shares - at \$1.00 par value.

**ARTICLE FOUR**

The amount of capitol with which this corporation will begin business is not less than \$500.00.

**ARTICLE FIVE**

This corporation shall have perpetual existence.

**ARTICLE SIX**

The initial post office address of the principal office of this corporation in the State of Florida is: 2503 S.W. 27<sup>th</sup> Avenue, Miami, FL 33133

The Board of Director(s) may from time to time move the principal office to any other address in the State of Florida and establish branches and subsidiaries in any place within and without the United States.

**ARTICLE SEVEN**

This corporation shall have (ONE) director initially. The number of directors may be increased or diminished from time to time by the laws adopted by the stockholders, but shall never be less than one.

**ARTICLE EIGHT**

The name(s) and address(es) of the number(s) of the first Board of Director(s), who is/are subject to the provisions of the Certificate of Incorporation, by-laws and the corporation laws of the State of Florida, shall hold office for the first year of the corporation's

existence, or until his/her/their successor(s) are elected and have qualified, are/is:

Guillermo Sostchin

**ARTICLE NINE**

The name and address of the subscriber of these Articles of Incorporation is:

Guillermo Sostchin, 2503 S.W. 27<sup>TH</sup> Avenue, Miami, FL 33133

**ARTICLE TEN**

These Articles of Incorporation may be amended in the manner provided by law.

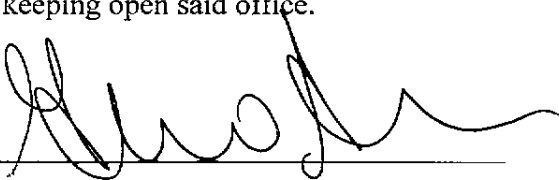
Every amendment shall be provide by the Board of Directors, proposed by them to the Stockholders, and approved at a Stockholder's meeting by majority of the stock entitled to vote thereon.

**ARTICLE ELEVEN - DESIGNATION OF REGISTERED AGENT**

That Guillermo Sostchin located at 2503 S.W. 27<sup>TH</sup> Avenue, Miami, Florida 33133, is hereby named registered resident agent for this corporation to be its agent and to accept service of process within the State of Florida.

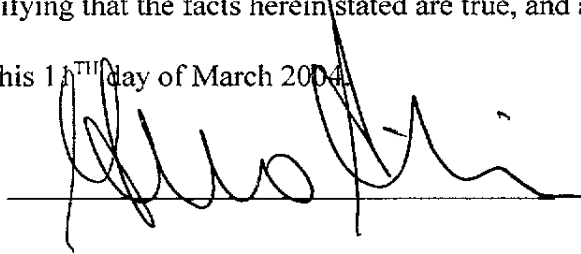
**ACKNOWLEDGMENT**

Having been named to accept service of process for **Flagler & 27<sup>TH</sup> Property, Inc.** at the place designated in this Article, I hereby accept to act in this capacity and agree to comply with the provision of said act relative to keeping open said office.



A handwritten signature in black ink, appearing to read 'Guillermo Sostchin', is written over a horizontal line.

I, The Subscriber, being one of the original subscriber to the capitol stock hereinabove named for the purpose of forming a corporation for the profit to do business both within and without the State of Florida, do hereby make, subscribe, acknowledge and file this Certificate, hereby declaring and certifying that the facts herein stated are true, and accordingly have hereunto set my hand and seal this 11<sup>TH</sup> day of March 2004.



STATE OF FLORIDA            )  
  ) S.S.,  
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this day, before me, a Notary Public, duly authorized to administer oaths and take acknowledgments, personally appeared Guillermo Sostchin to me well known to be the person described as subscriber in and who executed the foregoing Articles of Incorporation, acknowledge before me that he subscribed to those Articles of Incorporation.

WITNESS my hand and seal in the County and State named above, this 11<sup>TH</sup> day of March 2004.

\_\_\_\_\_  
NOTARY PUBLIC, at Large

My Commission Expires:

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