

Aug 23 04 01:22p ECFS

305-444-4977

Division of Corporations

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**FLORIDA PROFIT CORPORATION OR P.A.**

**EQUES PROPERTIES, INC.**

Certificate of Status	0
Certified Copy	1
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**ARTICLES OF INCORPORATION**  
**OF**  
**EQUES PROPERTIES, INC.**

**ARTICLE I. NAME**

The name of the corporation is Eques Properties, Inc.

**ARTICLE II. DURATION AND COMMENCEMENT OF EXISTENCE**

The corporation is to have perpetual existence, commencing at the filing of these articles with the Department of State.

**ARTICLE III. PURPOSE**

The corporation is organized for the purpose of transacting real estate investments and any and all lawful business.

**ARTICLE IV. CAPITAL STOCK**

The aggregate number of shares of stock which the corporation shall have authority to issue is One Thousand (1000) shares of common stock at a par value of One dollar (\$1.00) per share.

Shares of stock may be disposed of by the corporation for such consideration, having a value of not less than par value of the shares issued therefore, as is determined from time to time by vote of the majority of the outstanding stock.

Treasury shares may be disposed of by the corporation for such consideration as may be determined from time to time by vote of the majority of the outstanding stock.

The consideration for the issuance of shares or for the disposal of treasury shares may be paid, in whole or in part, in cash or other property, tangible or intangible, or in labor or services actually performed for the corporation. Shares may not be issued until the full amount of consideration for which shares are to be issued shall have been received by the corporation; such shares shall be deemed fully paid and nonassessable.

The stock in the corporation shall be issued pursuant to the provisions of Section 1244 of the Internal Revenue Code.

Prepared By:  
Suzana E. Grueninger, Esquire  
Fla. Bar No. 0747769  
3191 Coral Way # 1005  
Miami, Florida 33145

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**ARTICLE V. REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the initial registered office of the corporation in the State of Florida and the initial registered agent of this corporation at such address is

Isaac Topel  
660 Conde Avenue  
Coral Gables, Florida 33156

Having been named as registered agent on whom process may be served for the above-stated corporation, at the place designated herein, I hereby accept said appointment as registered agent.

Registered Agent

**ARTICLE VI. INCORPORATION**

The name and address of the person signing these articles is

Isaac Topel  
660 Conde Avenue  
Coral Gables, Florida 33156

**ARTICLE VII. PRINCIPAL OFFICE**

The principal office of the corporation shall be located at

660 Conde Avenue  
Coral Gables, Florida 33156

**ARTICLE VIII. MANAGEMENT OF THE CORPORATION BY BOARD OF DIRECTORS**

All corporate powers shall be exercised or under the authority of, and the business and affairs of this corporation shall be managed under the direction of a Board of Directors.

**ARTICLE IX. BY-LAWS**

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

**ARTICLE X. INITIAL BOARD OF DIRECTORS**

This corporation shall have 2 directors initially. The number of directors may be either increased or diminished from time to time by the by-laws. The name and address of the initial directors of this corporation is/are

President-	Isaac Topel	660 Conde Avenue	Coral Gables, Florida 33156
Vice-President	Luis Castellanos	21600 S.W. 152 <sup>nd</sup> Avenue	Miami, Florida 33170

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#### ARTICLE XL AMENDMENT

The corporation reserves the right to amend, alter, change or repeal any or all of the provisions contained in these Articles of Incorporation, in the manner now or hereafter prescribed by Statute, and all rights conferred upon by Shareholders herein granted herein subject to this reservation.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation at Miami, Dade County, Florida, for the uses and purposes aforesaid, this 23 day of August, 2004

  
Isaac Topel

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Isaac Topel to me well known to be the person(s) described herein or who has produced Driver's License as identification and who executed the foregoing instrument and acknowledged before me that they executed the same freely and voluntarily.

Witness my hand and official seal in the County and State last aforesaid this 23 day of August, 2004

  
Notary Public State of Florida  
My Commission Expires:

