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FLORIDA PROFIT CORPORATION OR P.A.

bk international realty, inc.

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**ARTICLES OF INCORPORATION
OF**

CLERK OF STATE
TALLAHASSEE FLORIDA

BK INTERNATIONAL REALTY, INC.

The undersigned, hereby for the purpose of becoming a Corporation under the laws of the State of Florida, by and under the provisions of the State of Florida providing for the formation, liability, rights, privileges and immunities of a Corporation for profit, declare:

ARTICLE I - NAME

The name of the corporation shall be **BK INTERNATIONAL REALTY, INC.**

ARTICLE II - ACTIVITY

The corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE III - MAXIMUM SHARES

The maximum shares of stock, at ten cents (\$0.10) par value, that this Corporation is authorized to have outstanding at any time is **One Thousand (1,000) Shares.**

ARTICLE IV - AMOUNT OF INITIAL CAPITAL

The amount of capital with which this Corporation shall begin business will not be less than **One Hundred (\$100.00) Dollars.**

ARTICLE V - CAPITAL STOCK

The capital stock of this Corporation may be issued pursuant to a plan under Section 1244, Internal Revenue Code of 1954, as amended by the Small Business Tax Provision of 1958. All of the stocks and securities in lieu of cash or at a just valuation to be determined by the Board of Directors of this Corporation.

ARTICLE VI - EXISTENCE

This Corporation is to have perpetual existence.

ARTICLE VII - PRINCIPAL OFFICE

The principal office of this Corporation shall be at:

**17555 Collins Avenue, Suite 1807
Sunny Isles Beach, FL 33160**

ARTICLE VIII - BOARD OF DIRECTORS

The number of the board of directors of the Corporation shall not be less than one person. No less than a majority of the directors shall constitute a quorum for a meeting of directors. If a quorum is present, the affirmative vote of a majority of the directors present, or, if a director or directors have abstained from voting because of an interest in the matter to be voted upon, the affirmative vote of a majority of the directors present and voting, shall be the act of the Board of Directors. The name and address of the first Board of Directors, who, subject to the provisions of the Certification of Incorporation, the By-laws and

Prepared by:
Leticia O'Connell of Guerra, P.A.
133 South Miami Avenue, Suite 7121
Miami, Florida 33130

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the acts of legislature, shall hold office for the first year of the corporation's existence, or until his successor is elected and shall be duly qualified, is:

Bozena J. Kaluza Director/President/Secretary/Treasurer
17555 Collins Avenue, Suite 1807
Sunny Isles Beach, FL 33160

ARTICLE IX - SHAREHOLDERS

The affirmative vote of a majority of the shareholders of this Corporation entitled to vote shall be required for the authorization of any action of the shareholders of this Corporation. The initial shareholders of the corporation are:

Bozena J. Kaluza 1,000 Shares
17555 Collins Avenue, Suite 1807
Sunny Isles Beach, FL 33160

ARTICLE X - INCORPORATORS

The names and post office addresses of each incorporator to the articles of incorporation are as follows:

Bozena J. Kaluza
17555 Collins Avenue, Suite 1807
Sunny Isles Beach, FL 33160

ARTICLE XI - LIMITATIONS OF CORPORATE STOCK

Limitations of Corporate Stock: No shareholder of this Corporation may sell or transfer stock in this corporation except to another individual who is eligible to be a stockholder in the Corporation, and such sale or transfer may be made only after the same shall have been approved at a stockholders' meeting specifically called for that purpose by not less than a majority of the outstanding stock at such stockholders voting at such meeting shall have first option to purchase the shares from the selling shareholders; the shares of stock held by the shareholder proposing to sell or transfer his shares may not be voted or counted for any purpose at said meeting.

ARTICLE XII - FURTHER RIGHTS

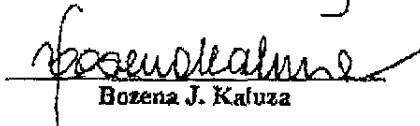
The Corporation shall have the further right and power to, from time to time, determine whether and to what extent, at what time and places and under what conditions and regulations the accounting books of this Corporation, other than stock book, or any of them, shall be open to the inspection of the stockholders. No stockholder shall have any right to inspect any account book or document of this Corporation, except as conferred by statute, unless authorized by resolution of the stockholders or Board of Directors or Officers in addition to the foregoing and in addition to the powers authorized and expressly conferred by statute. Both stockholders and Directors shall have the power, if the By-laws so provide, to hold their respective meetings and to have one or more officers, within or without the State of Florida, and to keep the books of this Corporation subject to the provisions of the Statute outside the State of Florida at such places as may from time to time be designated by the Board of Directors. The Corporation reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation in the manner now or hereafter prescribed by Statute, and all rights conferred upon the

Prepared by:
Law Offices of Kravitz & Guerra, P.A.
155 South Miami Avenue, Suite 1111
Miami, Florida 33130

stockholders herein or granted subject to this reservation.

The undersigned, being the incorporators named for the purpose of forming a Corporation for profit to do business both within and out of the State of Florida, hereby make, subscribe and acknowledge having filed these Articles hereby declaring and certifying that the facts herein stated are true, and to respectively agree to abide by the Articles as herein stated.


Subscribed at Miami, Dade County, Florida, this 30 day of August 2024.

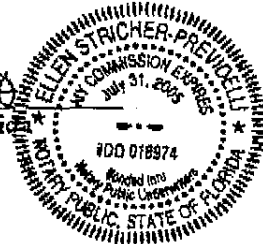

Bozena J. Kaluza

STATE OF FLORIDA
COUNTY OF DADE]

Before me, the undersigned authority, duly authorized to administer oaths and receive acknowledgements, personally appeared Bozena J. Kaluza who, after showing FL DL K420-070-162-921-0 as identity and being duly sworn by me, deposes and says that the abovementioned signed the above foregoing Articles of Incorporation for the purposes therein set forth.

WITNESS my hand and official seal at Miami, Miami - Dade County, Florida, this 30 day of August 2024.


Notary Public, State of Florida
My commission expires:



Prepared by:
Law Offices of Kravitz & Guerra, P.A.
155 South Miami Avenue, Suite 2111
Miami, Florida 33130

That **BK INTERNATIONAL REALTY, INC.** is qualified to do business under the laws of the State of Florida, with its principal office at **17555 Collins Avenue, Ste 1807, Sunny Isles Beach, Florida 33160** and has appointed **Bozena J. Kaluza** at the same principal office address as its agent to accept service of process within this state.

ACKNOWLEDGEMENT

Having been named to accept service of process for the above stated Corporation at the place designated in the Certificate, I hereby state that I am familiar with, understand and accept to act in this capacity and agree to comply with the provisions of said Act relative to keeping open said office.

Bozena J. Kaluza
Bozena J. Kaluza
Registered Agent

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Prepared by:
Law Office of Kenneth S. Guerra, P.A.
155 South Miami Avenue, Suite 1111
Miami, Florida 33130