

P05000153062

(Requestor's Name)

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☐ PICK-UP

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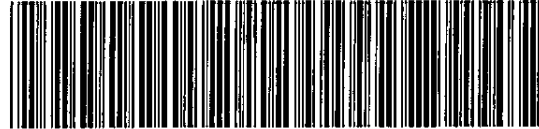
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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DIVISION OF REGISTRATION

05 NOV 16 PM 12:36

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11/18/05

**LAZARUS
CORPORATE FILING SERVICE**

3320 SW 87TH AVENUE

MIAMI, FL 33165 (305) 552-5973

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

1. ELITE REALTY OF AVENTURA, CORP.
(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

- ☒ Profit
☐ Not for Profit
☐ Limited Liability
☐ Domestication
☐ Other

OTHER FILINGS

- ☐ Annual Report
☐ Fictitious Name

AMENDMENTS

- ☐ Amendment
☐ Resignation of R.A., Officer/Director
☐ Change of Registered Agent
☐ Dissolution/Withdrawal
☐ Merger

REGISTRATION/QUALIFICATION

- ☐ Foreign
☐ Limited Partnership
☐ Reinstatement
☐ Trademark
☐ Other

Examiner's Initials

ARTICLES OF INCORPORATION

OF

Elite Realty of Aventura, Corp.

ARTICLE I-NAME

The name of this corporation is **Elite Realty of Aventura, Corp.**

ARTICLE II-DURATION

This corporation shall have perpetual existence commencing at the filing of the Articles of Incorporation with Department of State.

ARTICLE III-PURPOSE

This corporation is organized for the purpose of transacting any and all lawful business.

ARTICLE IV-CAPITAL STOCK

This corporation is authorized to issue **100 shares** of one-dollar par value common stock.

ARTICLE V-RIGHTS-UPON LIQUIDATION OR DISSOLUTION

In the even of any voluntary or involuntary liquidation, dissolution or winding up of this corporation, the holders of record of common shares all receive a ratable distribution of the assets of the corporation.

ARTICLE VI- PREEMPTIVE RIGHTS

Each shareholder, upon the sale for cash of any new stock of this corporation shall have the right to purchase his pro rata share thereof (as nearly as may be done issuance of fractional shares) at the price at which is offered to others.

ARTICLE VII-INICIAL REGISTERED PRINCIPAL OFFICE AND AGENT

The street address of the initial principal office of this corporation is:

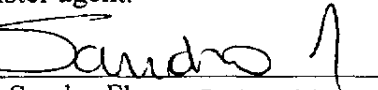
21211 Biscayne Blvd, Aventura Florida 33180

The name of the initial registered agent of this corporation at that address is:

Sandro Florez PA 21211 Biscayne Blvd Florida 33180

Having been named as registered agent and to accept service of process for the above stated corporation for the service of process for the above stated corporation at the place designated in this certification, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Date: 10/23/2005


Sandro Florez, Registered Agent

ARTICLE VIII-INITIAL BOARD OF DIRECTORS

This corporation shall have 1 director initially. The number of directors may be increased or diminished from time to time as provided for the Bylaws, but shall never be less than one. The names of the initial directors of this corporation are as follows:

President	Sandro Flores on behalf Sandro Florez PA
Vice-president	
Treasure	
Secretary	

ARTICLE IX-INCORPORATORS

The names and addresses of the persons signing these Articles are:

Sandro Florez PA 21211 Biscayne Blvd Aventura, Florida 33180

ARTICLES X - BYLAWS

The power to adopt, alter, amend and repeal bylaws shall be vested in the Board of Directors and the shareholders.

ARTICLE XI - RESTRICTIONS ON THE TRANSFER OF STOCK

Shares of capital stock of this corporation shall be issued initially to the following persons in the amount set opposite their names:

Sandro Florez PA	100 Shares
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Shares held by the initial shareholders listed above may not be resold or otherwise transferred to others unless such shares are first offered to the remaining shareholders or to this corporation. The price and terms at which, and the time within which, such shares may be offered and sold shall be further specified by written agreement among all of the shareholders and this corporation.

ARTICLE XII - CUMULATIVE VOTING

At each election for directors each shareholder entitled to vote at such election shall have the right to cumulate his votes by giving one candidate as many votes as the number of directors to be elected at the time multiplied by the number of his shares, or by distributing such votes on the same principle among any number of such candidates.

ARTICLE XIII - CALLING OF SPECIAL MEETINGS

Special meetings of the shareholders may be called by the Board of Directors.

ARTICLE XIV - SHAREHOLDERS QUORUM AND VOTING

Fifty percent of the shares plus one entitled to vote represented in person or by proxy shall constitute a quorum at the meeting of shareholders. If the quorum is present the affirmative vote of fifty percent of the shares plus one represented at the meeting and entitled to vote on the subject matter shall be the act of the shareholders.

ARTICLE XV - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 23rd day of October, 2005


Sandro Florez PA

NOTARY CERTIFICATE

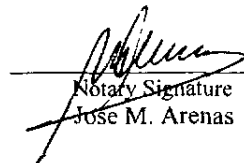
STATE OF FLORIDA

MIAMI DADE COUNTY

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared, **Sandro Flores PA**, to me known to be the persons described in and who executed the attached **ARTICLES OF INCORPORATION** and that he/she/they acknowledged before me that he/she/they executed the same. I relied upon the following forms of identification to the above named person(s): Known **personally** and that an oath was/was not taken.

WITNESS my hand and official seal in the County and State lasts aforesaid this 23rd day of October, 2005




Notary Signature
Jose M. Arenas

FILED
05 NOV 18 AM 3 15
CLERK OF DISTRICT COURT
MIAMI DADE COUNTY, FLORIDA