

P06000057482

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

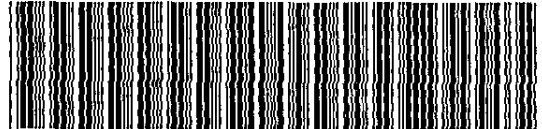
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



700070762047

04/21/06--01021--013 \*\*78.75

**EFFECTIVE DATE**  
04/20/2006

FILED

2006 APR 21 AM 10:10

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

RECEIVED

06 APR 21 AM 11:06

STATE  
CLERK  
TALLAHASSEE, FLORIDA

## ATTORNEYS' TITLE

Requestor's Name

1965 Capital Circle NE, Suite A

Address

Tallahassee, FL 32308

City/St/Zip

850-222-2785

Phone #

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

1- ANDES SOUTH PROPERTIES, INC

2-

3-

4-

☒ Walk-in

☐ Pick-up time ASAP

☒ Certified Copy

☐ Mail-out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

### NEW FILINGS

☒ Profit

☐ Non-Profit

☐ Limited Liability

☐ Domestication

☐ Other

### AMENDMENTS

☐ Amendment

☐ Resignation of R.A., Officer/Director

☐ Change of Registered Agent

☐ Dissolution/Withdrawal

☐ Merger

### OTHER FILINGS

☐ Annual Report

☐ Fictitious Name

☐ Name Reservation

### REGISTRATION/QUALIFICATION

☐ Foreign

☐ Limited Partnership

☐ Reinstatement

☐ Trademark

☐ Other

Examiner's Initials

**ARTICLES OF INCORPORATION  
OF  
ANDES SOUTH PROPERTIES, INC.**

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**FILED**  
2006 APR 21 AM 10:10  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned incorporator hereby executes, acknowledges and files with the Florida Department of State the following Articles of Incorporation (the "Articles") for the purpose of organizing a corporation under the Florida Business Corporation Act (the "Act").

**ARTICLE I - Name**

**EFFECTIVE DATE**  
04/20/2006

The name of the corporation is **ANDES SOUTH PROPERTIES, INC..**

**ARTICLE II - Principal Office**

The initial principal place of business or mailing address of the Corporation shall be 888 Brickell Avenue, 5<sup>th</sup> Floor, Miami, Florida 33131.

**ARTICLE III - Term of Existence**

This corporation shall exist perpetually. Corporate existence shall commence on the date these Articles are executed and acknowledged, except that if they are not filed by the Department of State of the State of Florida within five days, exclusive of legal holidays, after they are executed and acknowledged, corporate existence shall commence upon filing by the Department of State.

**ARTICLE IV - Nature of Business**

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

**ARTICLE V - Authorized Shares**

(a) Number. The Corporation is authorized to issue ten thousand (10,000) shares of common stock having a par value of \$1.00 each.

(b) Preemptive Rights. Shareholders shall have preemptive rights.

**ARTICLE VI - Initial Registered Office and Agent**

The street address of the initial registered office of this corporation shall be 888 Brickell Avenue, Fifth Floor, Miami, Florida 33131 and the name of the initial registered agent of this corporation at that address is Pedro P. Sáez.

**ARTICLE VII - Directors**

All corporate powers shall be exercised by and under the authority of, and the business and affairs of the Corporation shall be managed under the direction of its board of directors. The Corporation shall have three (3) directors initially. The number of directors may thereafter be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The name and address of the first member of the board of directors are:

<u>Name:</u>	<u>Address:</u>
Eduardo Montes	888 Brickell Avenue, 5 <sup>th</sup> Floor Miami, Florida 33131
Irma Patiño Van Oordt de Montes	888 Brickell Avenue, 5 <sup>th</sup> Floor Miami, Florida 33131
Maria Luisa Montes Patiño	888 Brickell Avenue, 5 <sup>th</sup> Floor Miami, Florida 33131

**ARTICLE VIII - Bylaws**

The power to adopt, alter, amend or repeal bylaws shall be vested in the board of directors and the shareholders, but the board of directors may not alter, amend or repeal any bylaws adopted by the shareholders if the shareholders provide that such bylaws shall not be altered, amended or repealed by the board of directors.

**ARTICLE IX - Incorporator**

The name and address of the subscriber to these Articles are:

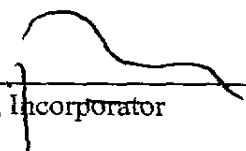
Name:

PEDRO P. SAEZ

Address:

888 Brickell Avenue  
5<sup>th</sup> Floor  
Miami, Florida 33131

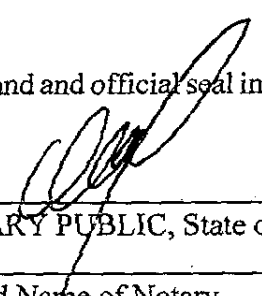
IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation in the City of Miami, State of Florida this 20<sup>th</sup> day of April, 2006.

 (SEAL)  
Pedro P. Saez, Incorporator

STATE OF FLORIDA                     )  
  )SS:  
COUNTY OF MIAMI-DADE            )

BEFORE ME, the undersigned authority, this day personally appeared PEDRO P. SAEZ, who is to me well known to be the person described in and who subscribed the above Articles of Incorporation, and he did acknowledge before me that he made and subscribed the same for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in Miami- Dade County, Florida this 20<sup>th</sup> day of April, 2006.

  
\_\_\_\_\_  
NOTARY PUBLIC, State of Florida

\_\_\_\_\_  
Printed Name of Notary

Commission No: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_




JUDITH M. PERAZA  
MY COMMISSION # 00 337739  
EXPIRES: July 14, 2008  
Bonded thru Budget Notary Services

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING  
AGENT UPON WHOM PROCESS MAY BE SERVED**

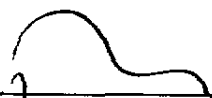
In compliance with Section 48.091, Florida Statutes, the following is submitted:

**ANDES SOUTH PROPERTIES, INC.**, desiring to organize or qualify under the laws of the State of Florida with its principal place of business at City of Miami, State of Florida has named Pedro P. Saez, Esquire located at 888 Brickell Avenue, 5<sup>th</sup> Floor, Miami, Florida 33131, as its agent to accept service of process within Florida.

  
\_\_\_\_\_(SEAL)  
Pedro P. Saez, Esquire  
Incorporator

Dated: April 20, 2006

Having been named to accept service of process for the above stated corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

  
\_\_\_\_\_(SEAL)  
Pedro P. Saez, Esquire  
Registered Agent

Dated: April 20, 2006