

F06000119102

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H06000228527 3)))



H060002285273ABC%

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850) 205-0381

From: Account Name : LARREA & ORTEGA, P.A.
Account Number : I20010000067
Phone : (305) 476-8701
Fax Number : (305) 476-8721

FLORIDA PROFIT/NON PROFIT CORPORATION

LCR REALTY CORP.

Certificate of Status	1
Certified Copy	0
Page Count	05
Estimated Charge	\$78.75

Electronic Filing Menu

Corporate Filing Menu

Help

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
H06000228527 3
06 SEP 14 AM 10:55

ARTICLES OF INCORPORATION
OF
LCR REALTY CORP.

ARTICLE I
NAME

The name of this Corporation is **LCR REALTY CORP.** and its mailing address is 5761 NW 37 Avenue, Miami, FL 33142.

ARTICLE II
NATURE OF BUSINESS

This Corporation is being formed for the following purposes:

- a. To engage in any and all lawful business or activity permitted under the laws of the United States and the State of Florida.
- b. To generally have and exercise all powers, rights and privileges necessary and incident to carrying out properly the objects herein mentioned.
- c. To do anything and everything necessary, suitable, convenient or proper for the accomplishment of any of the purposes or the attainment of any or all of the objects hereinbefore enumerated or incidental to the purposes and powers of the corporation or which at any time appear conducive thereto or expedient.

ARTICLE III
TERM OF EXISTENCE

This Corporation shall have perpetual existence unless sooner dissolved in accordance with the laws of the State of Florida. The date on which corporate existence shall begin is the date on which these Articles of Incorporation are filed with the Secretary of State of the State of Florida.

ARTICLE IV
CAPITAL STOCK

This Corporation is authorized to issue 10,000 shares of \$.01 par value common stock, which shall be designated "Common Shares."

H06000228527 3

ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of the Corporation is 150 Alhambra Circle, Suite 950, Coral Gables, Florida 33134, and the name of the initial registered agent of this Corporation is LARREA & ORTEGA.

ARTICLE VI
INITIAL DIRECTORS

The Corporation shall initially have two directors. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than one. The names and addresses of the initial directors of this Corporation are:

<u>Name</u>	<u>Address</u>
Michael Sigerman	5761 NW 37 Avenue Miami, FL 33142
Gary Ploshnick	5761 NW 37 Avenue Miami, FL 33142

ARTICLE VII
DIRECTOR QUORUM AND VOTING

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.

ARTICLE VIII
VOTING REQUIREMENTS FOR 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.

ARTICLE IX

H06000228527 3

H06000228527 3

ARTICLE IX
CLASSES OF DIRECTORS

The By-Laws of this Corporation may provide that the directors be divided into not more than four classes, as nearly equal in number as possible, whose terms of office shall respectively expire at different times.

ARTICLE X
AMENDMENTS TO ARTICLES OF INCORPORATION AND BY-LAWS

This Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendments hereto and any right conferred upon the shareholders is subject to this reservation. Further, the power to adopt, alter, amend or repeal the By-Laws shall be vested in the Board of Directors of this Corporation.

ARTICLE XI
POWERS

This Corporation shall have all of the corporate powers enumerated in the Florida Business Corporation Act, as amended from time to time.

ARTICLE XII
DIVIDENDS

Dividends payable in shares of any class may be paid to the holders of shares of any other class.

ARTICLE XIII
INDEMNIFICATION

This corporation shall indemnify any and all of its directors, officers, employees or agents or former directors, officers, employees or agents or any person or persons who may have served at its request as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise in which it owns shares of capital stock or of which it is a creditor, to the fullest extent permitted by law. Said indemnification shall include, but not be limited to, the expenses, including the cost of any judgments, fines, settlements and counsel's fees, actually and necessarily paid or incurred in connection with any action, suit or proceedings, whether civil, criminal, administrative or investigative, and any appeals thereof, to which any such person or his legal representative may be made a party or may be threatened to be made a party, by reason of his being or having been a director, officer, employee or agent as herein

H06000228527 3

H06000228527 3

provided. The foregoing right of indemnification shall not be exclusive of any other rights to which any director, officer, employee or agent may be entitled as a matter of law or which he may be lawfully granted.

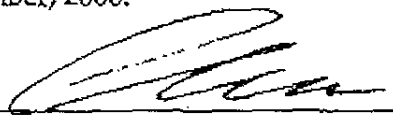
**ARTICLE XIV
INCORPORATOR**

The name and address of the person signing these Articles is:

Aileen Ortega, Esq.

150 Alhambra Circle
Suite 950
Coral Gables, Florida, 33134

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on this 14 day of September, 2006.


Aileen Ortega

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF DADE

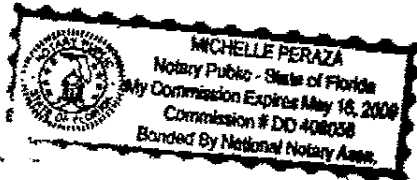
NOTARY PUBLIC
SEAL OF OFFICE:

) On this the 14 day of September, 2006, before me,
) the undersigned Notary Public of the State of
) Florida personally appeared Aileen Ortega, whose
name is subscribed to the within instrument, and she
acknowledges that she executed it.

WITNESS my hand and official seal.


NOTARY PUBLIC, STATE OF FLORIDA
MICHELLE PERAZA

Personally known to me, or
 Produced identification: Drivers' License



H06000228527 3

**CERTIFICATE DESIGNATING THE ADDRESS
AND AN AGENT UPON WHOM PROCESS MAY BE SERVED**

WITNESSETH

That LCR REALTY CORP., desiring to organize under the laws of the State of Florida, has named LARREA & ORTEGA as its agent to accept service of process within this state.

ACKNOWLEDGMENT:

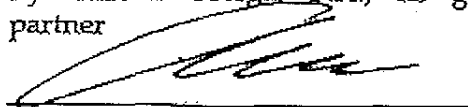
Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 607.0505 Florida Statutes.

Dated this 14 day of September, 2006.

REGISTERED AGENT:

LARREA & ORTEGA, a Florida general partnership

By: Aileen Ortega, P.A., its general partner



Aileen Ortega, President

FILED STATE
SECRETARY OF CORPORATIONS
DIVISION OF CORPORATIONS
06 SEP 14 AM 10:55

H06000228527 3