

Feb 07 2007 13:33 ECF 30 44 Page 1 of 1  
**P07000017462**

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 and number (shown below) on the top and bottom of all pages of the document.

(((H07000034438 3)))



H070000344383ABC\$

**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 : EXPRESS CORPORATE FILING SERVICE INC.  
Account Number : I20000000146  
Phone : (305)444-4994  
Fax Number : (305)444-4977

**FLORIDA PROFIT/NON PROFIT CORPORATION**

**GRUENINGER AND PUJOL REAL ESTATE HOLDING COMPANY, INC.**

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$78.75

D. WHITE FEB -8 2007

Electronic Filing Menu

Corporate Filing Menu

Help

(((H07000034438)))

FILED

07 FEB -7 PM 12:11

ARTICLES OF INCORPORATION  
OF  
Grueninger and Pujol Real Estate Holding Company, Inc.

SECRETARY OF STATE  
TALLAHASSEE, FLORIDAARTICLE I. NAME

The name of the corporation is Grueninger and Pujol Real Estate Holding Company, 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 purchasing and selling real estate 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 Five Hundred (500) 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:  
Susana R. Grueninger, Esquire  
Fla. Bar No. 0747769  
267 Minorca Avenue Suite 100  
Coral Gables, Florida 33134

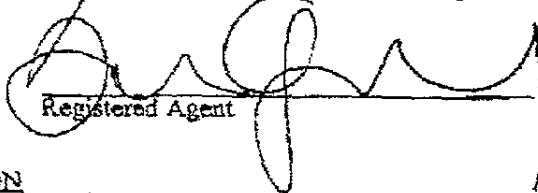
((H07000034438))

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

Grueninger and Pujol, P.A.  
267 Minorca Avenue Suite 100  
Coral Gables, Florida 33134

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 Susana Grueninger

ARTICLE VII. PRINCIPAL OFFICE

The principal office of the corporation shall be located at:

267 Minorca Avenue Suite 100  
Coral Gables, Florida 33134

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:

Susana Grueninger - Director- 267 Minorca Avenue Suite 100 Coral Gables, Florida 33134  
Joe L. Pujol - Director- 267 Minorca Avenue Suite 100 Coral Gables, Florida 33134

(((H07000034438)))

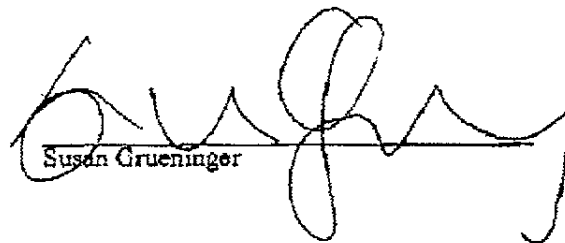
FILED

07 FEB -7 PM 12:11

CLERK OF STATE  
TALLAHASSEE, FLORIDAARTICLE XI. 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, Miami-Dade County, Florida, for the uses and purposes aforesaid, this \_\_\_\_ day of February, 2007

  
Susan Grueninger

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 Susana Grueninger, 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 6 day of February, 2007

  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

