

# P07000060052

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## FLORIDA PROFIT/NON PROFIT CORPORATION

a & r condo management, inc.

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ARTICLES OF INCORPORATION

OF

A & R CONDO MANAGEMENT, INC.

YUNG I. CHUNG has executed the following document as incorporator of the above named corporation, a corporation organized under the laws of the State of Florida, and all rights, duties and obligations of the undersigned as incorporator, and those of the corporation, are to be determined in accordance with the laws of the State of Florida.

ARTICLE I

The name of this corporation shall be:

A & R CONDO MANAGEMENT, INC.

ARTICLE II

This corporation shall commence existence upon filing of these Articles of Incorporation by the Department of State, State of Florida, and shall have perpetual existence.

ARTICLE III

The principal place of business and mailing address of this corporation shall be:

12771 NW 6TH LANE

MIAMI, FL 33182

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#### ARTICLE IV

The general nature of the business and objects and purposes proposed to be transacted and carried on by this corporation are to do any and all of the things herein mentioned, as fully and to the same extent as natural persons might do, viz:

- (1) Transact any and all lawful business.
- (2) Said corporation shall further have powers:

To have perpetual succession by its corporate name;

To sue and be sued, complain, and defend in its corporate name in all actions or proceedings;

To have a corporate seal, which may be altered at pleasure, and to use the same by causing it, or a facsimile thereof, to be impressed, affixed, or in any other manner reproduced;

To purchase, take, receive, lease, or otherwise acquire, own hold, improve, use and otherwise deal in and with real or personal property or any interest therein, wherever situated;

To sell, convey, mortgage, pledge, create a security interest in, lease, exchange, transfer, and otherwise dispose of all or any part of its property and assets;

To lend money to, and use its credit to assist, its officers and employees in accordance with Florida Statute §607.141;

To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge, or otherwise dispose of, and otherwise use and deal in and with, shares or other interests in, or obligations of, other domestic or foreign corporations, associations, partnerships, or individuals, or direct or indirect obligations of the United States or of any other government, state, territory, governmental district, or municipality or of any instrumentality thereof;

To make contracts and guarantees and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds, and other obligations, and secure any of its obligations by mortgage or pledge of all or any of its property, franchises, and income;

To lend money for its corporate purposes, invest and reinvest its funds, and take and hold real and personal property as security of the payment of funds so loaned or invested;

To conduct its business, carry on its operations, and have offices and exercise the powers granted by this act within or without this state;

To elect or appoint officers and agents of the corporation and define their duties and fix their compensation;

To make and alter bylaws, not inconsistent with its articles of incorporation, or with the laws of this state, for the administration;

To make donations for the public welfare or for charitable, scientific, or educational purposes;

To transact any and all lawful business which the board of directors shall find will be in aid of governmental policy;

To pay pensions and establish pension plans, profit sharing plans, stock bonus plans, stock option plans, and other incentive plans for any or all of its directors, officers, and employees and for any or all of the directors, officers, and employees of its subsidiaries;

To be a promoter, incorporator, partner, member, associate, or manager of any corporation, partnership, joint venture, trust, or other enterprise;

To have and exercise all powers necessary of convenient to effect its purposes;

To indemnify any person who by reason of the fact that he is or was a director, officer, employee or agent of the corporation to the full extent as permitted by Florida Statutes 607.014;

#### ARTICLE V

The aggregate number of share which this corporation shall have authority to issue is the total sum of one hundred shares having an individual par value of One Dollar (\$1.00).

Unless otherwise stated in these articles, or in an amendment to these articles, there shall be only one (1) class of stock of this corporation.

#### ARTICLE VI

The name and street address of the initial Registered Agent of this corporation shall be:

YUNG I. CHUNG  
12771 NW 6TH LANE  
MIAMI, FL 33182

ARTICLE VII

The initial board of Directors shall consist of a total of two persons and the names and addresses of the persons who are to serve as initial directors are:

YUNG I. CHUNG, PRESIDENT AND DIRECTOR

12771 NW 6TH LANE  
MIAMI, FL 33182

PI-HUI CHUNG, VICE PRESIDENT, TREASURER AND DIRECTOR

12771 NW 6TH LANE  
MIAMI, FL 33182

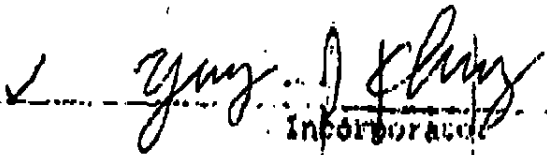
ARTICLE VIII

The name and address of the incorporator executing these Articles of Incorporation is:

YUNG I. CHUNG  
12771 NW 6TH LANE  
MIAMI, FL 33182

The undersigned has executed these Articles of Incorporation this

16<sup>th</sup> day of MAY, 2007.

  
Incorporator

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CERTIFICATE DESIGNATING REGISTERED  
AGENT AND STREET ADDRESS FOR SERVICE OF  
PROCESS WITHIN FLORIDA

Pursuant to Florida Statutes 48.091, A & R CONDO MANAGEMENT, INC., desiring to organize under the laws of the State of Florida, hereby designates YUNG I. CHUNG in Miami-Dade County, as its registered agent to accept service of process within the State of Florida.

ACCEPTANCE OF REGISTERED AGENT

Acceptance having been named in the Articles of Incorporation to accept service of process for A & R CONDO MANAGEMENT, INC. At the place designated above, YUNG I. CHUNG agrees to act in this capacity, and agrees to comply with the provisions of Florida Statutes, Section 48.091 relative to maintaining such an office.

Date:

5-16-07

*Yung I. Chung*  
Registered Agent

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