

PO800074687

Division of Corporations

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Florida Department of State  
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DIVISION OF CORPORATION

FLORIDA PROFIT/NON PROFIT CORPORATION

JAVIER LLANES, P.A.

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*Articles of Incorporation*  
*of*  
*Javier Llanes, P.A.*

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The undersigned natural person, who is licensed or otherwise legally authorized to practice the profession of Real Estate in the State of Florida, hereby forms this association with the intention of forming a professional corporation in accordance with the Florida Professional Service Corporation Act, and hereby adopt the following articles of incorporation for such corporation:

**ARTICLE I**  
**NAME**

The name of this corporation is Javier Llanes, P.A.

**ARTICLE II**  
**NATURE OF BUSINESS**

The corporation is organized for the purpose of transacting Real Estate and Mortgage Broker sales and services in Florida.

**ARTICLE III**  
**TERM OF EXISTENCE**

The duration of the corporation is perpetual.

**ARTICLE IV**  
**CAPITAL STOCK AND CAPITALIZATION**

The total number of shares of capital stock which the corporation shall be authorized to issue is 1000 shares. Such shares shall be of a single class of common stock, and shall have a par value of One dollar (\$1.00) per share.

The amount of capital with which the corporation will begin to practice the profession of Real Estate is not less than One Thousand Dollars, (\$1,000.00).

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**ARTICLE V**  
**ADDRESS**

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The principle address of the corporation is:

2235 SW 82<sup>nd</sup> Court  
Miami, FL 33155

The mailing address of the corporation is:

2235 SW 82<sup>nd</sup> Court  
Miami, FL 33155

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

**CONSULTING SERVICES OF SOUTH FLORIDA, INC.**  
2121 Ponce de León Blvd. Suite 1050  
Coral Gables, FL 33134

**ARTICLE VI**  
**MANAGEMENT BY SHAREHOLDERS**

The corporation shall be a close corporation within the meaning of, and governed by, the Florida Close Corporation Act. The business of the corporation shall be managed by its shareholders pursuant to section 608.72 of the Florida Statutes and there shall be no directors.

**ARTICLE VII**  
**OFFICERS and SHAREHOLDERS**

The name and address of the Officer and Shareholder of the corporation is:

Javier Llanes  
2235 SW 82<sup>nd</sup> Court  
Miami, FL 33155

President / Secretary  
100% Shareholder

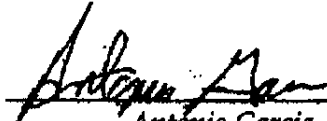
**ARTICLE VIII**  
**DISSOLUTION**

The corporation may be dissolved at any time (1) by unanimous written consent of the shareholders; or (2) on the affirmative vote of the holders of at least two thirds of the outstanding shares of the corporation entitled to vote thereon. On dissolution, the corporate property and assets shall, after payment of all debts of the corporation, be distributed to the shareholders pro rata, each shareholder to participate in the distribution in direct proportion to the number of shares held by him.

**ARTICLE IX**  
**INCORPORATOR**

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The name and address of the incorporator of this corporation is:

  
\_\_\_\_\_  
Antonio Garcia  
2121 Ponce de León Blvd. Suite 1050  
Coral Gables, FL 33134

**ACCEPTANCE OF APPOINTMENT**

**OF**

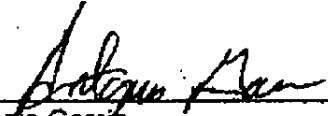
**REGISTERED AGENT**

Pursuant to the provisions of section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the state of Florida, submits the following statement in designating the registered office/registered agent, in the state of Florida.

1. The name of the corporation is: **Javier Llanes, P.A.**
2. The name and address of the registered agent and office is:

**CONSULTING SERVICES OF SOUTH FLORIDA, INC.**

2121 Ponce de León Blvd. Suite 1050  
Coral Gables, FL 33134

SIGNATURE   
NAME Antonio Garcia  
TITLE Incorporator  
DATE August 8, 2008

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THE CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISION 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

SIGNATURE   
FOR: Consulting Services of South Florida, Inc.  
DATE August 8, 2008

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