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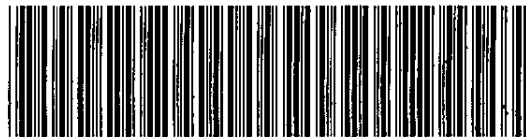
(Business Entity Name)

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

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2008 SEP 18 PM 3:08  
RECEIVED  
TALLAHASSEE, FLORIDA

J. Shivers SEP 18 2008

W08-42686  
509

## COVER LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

**SUBJECT:** The Fine Arts Properties Corporation

**(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)**

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee  
& Certificate of Status

☒ \$78.75  
Filing Fee  
& Certified Copy

☐ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate of  
Status

**ADDITIONAL COPY REQUIRED**

FROM: Alberto Amoros

Name (Printed or typed)

7300 North Kendall Drive, Suite 521

Address

Miami, Florida 33156

City, State & Zip

305 670 7858

Daytime Telephone number

**NOTE: Please provide the original and one copy of the articles.**

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ARTICLES OF INCORPORATION

OF

THE FINE ARTS PROPERTIES CORPORATION

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The undersigned, a natural person, being of full legal age, do,  
under by virtue of the Florida Business Corporation Act authorizing the formation of  
corporations, make these Articles of Incorporation with the intention of forming a  
corporation.

ARTICLE I

NAME

The name of the corporation (hereinafter called the  
"Corporation") is : THE FINE ARTS PROPERTIES CORPORATION.

2000 SEP 18 PM 3:08  
TALLAHASSEE, FLA.

## ARTICLE II

### PRINCIPAL OFFICE

The Corporation's Principal Office in the State of Florida is at 7300 North Kendall Drive, Suite 521, Miami, Miami- Dade County, 33156-7840. The Board of Directors may, from time to time, move the Principal Office to any other address in Florida.

## ARTICLE III

### DURATION

The Corporation is to have perpetual existence.

## ARTICLE IV

### PURPOSES

The nature of the business and of the purposes to be conducted and promoted by the Corporation which shall be in addition to the authority of the Corporation to conduct any lawful business, to promote any lawful purpose and to engage in any lawful act or activity for which corporations may be organized under the Florida Business Corporation Act, is as follows:

- (i) To acquire, by purchase, lease, or otherwise, lands and interests

investment or otherwise, use, and operate real estate of all kinds, improved or unimproved, and any right or interest therein.

- (iv) To acquire, own, hold, improve, develop, operate, exploit, sell, convey, assign, lease, exchange, transfer, dispose of, pledge, mortgage, create security interests in, deal in, and loan or borrow money upon, alone or in conjunction with others, real and personal property, tangible and intangible, of every kind, character, and description, or any interest therein, and all kinds of forms of securities, shares of capital stock, scrip, bonds, debentures, coupons, mortgages, notes, bills of exchange, acceptances, assignments, accounts, fees, evidences of indebtedness, obligations, trust certificates, interim receipts, warrants, and certificates issued or created by or being claims against any corporation, association, partnership, syndicate, entity, or person, or governmental, municipal or public subdivision, district or authority.
- (v) To acquire by purchase, lease, gift, devise or otherwise, and to own, use, hold, sell, convey, exchange, lease, mortgage, work, improve, develop, divide, and otherwise handle, deal in, and dispose of real estate, real property, and any interest or right therein, whether as principal, agent broker, or otherwise, and to manage, operate, service, equip, furnish, alter, and keep in repair dwellings, apartment houses, hotels, office buildings, and real and personal property of every kind, nature, and description, whether

as principal, agent, broker, or otherwise, and generally to do anything and everything necessary and proper and to the extent permitted by law in connection with the owning, managing, leasing, and operating real and personal property of any and all kinds.

- (vi) In general, to carry on any business not contrary to the laws of the State of Florida; and do any and all of the acts and things herein set forth to the same extent as natural persons could do, and in any part of the world, as principal, factor, agent, contractor, or otherwise, either alone or in company with any person, entity, syndicate, partnership, association or corporation; to establish and maintain offices and agencies within and anywhere outside of the State of Florida; and to exercise all or any of its corporate powers and rights in the State of Florida and in any and all other states, territories, districts, colonies, possessions or dependencies of the United States and in any foreign countries.

The foregoing objects and purposes shall, except as otherwise expressly provided, be in no way limited or restricted by reference to, or inference from the terms of any other clause of this or any other article of these Articles of Incorporation, and shall each be regarded as independent, and construed as well as objects and purposes, and the enumeration of specific purposes and objects shall not be construed to limit or restrict in any manner the meaning of general terms or the general powers of the Corporation now or hereafter conferred by the laws of the State

of Florida, nor shall the expression of one thing be deemed to exclude another, though it be of like nature, not expressed: provided, however, that the Corporation shall not have power to carry on within the State of Florida any business whatsoever the carrying on of which would preclude it from being classified as an ordinary business corporation under the laws of the said State; nor shall it carry on any business, or exercise any powers, in any other state, territory, district or country except to the extent that the same may lawfully be carried on or exercised under the laws thereof.

## ARTICLE V

### POWERS OF THE COMPANY

The Company has the same powers as an individual to do all things necessary or convenient to carry out its business and affairs and may exercise any powers, without any limitation whatsoever, under the Florida Business Corporation Act, under which this Company is formed, as follows:

- (i) To sue and be sued, complain and defend in its name corporate name;
- (ii) To have a corporate seal, which may be altered at will and to use it or a facsimile of it, by impressing or affixing it or in any other manner reproducing it;
- (iii) To purchase, receive, lease, or otherwise acquire, own, hold, improve, use, and otherwise deal with real or personal property or any legal or equitable interest in property wherever located;

in lands, and to own, hold, improve, develop, and manage any real estate so acquired, and to erect, or cause to be erected, on any lands owned, held, or occupied by the Corporation, buildings or other structures, with their appurtenances, and to manage, operate, lease, rebuild, enlarge, alter or improve any buildings or other structures, now or hereafter erected on any lands so owned, held, or occupied, and to encumber or dispose of any lands or interests in lands, and any buildings or other structures, and any stores, shops, suites, rooms, or part of any buildings or other structures, at any time owned or held by the Corporation.

- (ii) To acquire, by purchase, lease, manufacture, or otherwise, any personal property deemed necessary or useful in the equipment, furnishing, improvement, development, or management of any property, real or personal, at any time owned, held, or occupied by the Corporation and to invest, trade, and deal in any personal property deemed beneficial to the Corporation, and to encumber or dispose of any personal property at any time owned or held by the Corporation.
- (iii) To acquire by purchase, lease, or otherwise and to improve and develop real property. To erect dwellings, apartment houses, and other buildings, private or public, of all kinds, and to sell or rent the same. To lay out, grade, pave, and dedicate roads, streets, avenues, highways, alleys, courts, paths, walks, parks, and playgrounds. To buy, sell, mortgage, exchange, lease, let, hold for

- (iv) To sell, convey, mortgage, pledge, create a security interest in, lease, exchange, and otherwise dispose of all or any part of its property;
- (v) To lend money to, and use its credit to assist, its officers and employees;
- (vi) To purchase, receive, subscribe for, or otherwise acquire; own, hold, vote, use, sell, mortgage, lend, pledge, or otherwise dispose of; and deal in and with shares or other interests in, or obligations of, any other entity;
- (vii) To make contracts and guarantees, incur liabilities, borrow money, issue its notes, bonds, and other obligations (which may be convertible into or include the option to purchase other securities of the Company), and secure any of its obligations by mortgage or pledge of any of its property, franchises, and income and make contracts of guaranty and suretyship which are necessary or convenient to the conduct, promotion, or attainment of the business of a Company the majority of the outstanding stock of which is owned, directly or indirectly, by the contracting corporation; a corporation which owns, directly or indirectly, a majority of the outstanding stock of the contracting corporation; or a corporation the majority of the outstanding stock of which is owned, directly or indirectly, by a corporation which owns, directly or indirectly, the majority of the outstanding stock of the contracting corporation, which contracts of guaranty and suretyship shall be deemed to be necessary or convenient to the conduct, promotion, or attainment of the business of the

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contracting corporation, and make other contracts of guaranty and suretyship which are necessary or convenient to the conduct, promotion, or attainment of the business of the contracting corporation;

- (viii) To lend money, invest and reinvest its funds, and receive and hold real or personal property as security for repayment;
- (ix) To conduct its business, locate offices, and exercise the powers granted by this act within or without this state;
- (x) To elect Directors and appoint officers, employees and agents of the Company, and define their duties, fix their compensation, and lend them money and credit;
- (xi) To make and amend bylaws, not inconsistent with its Articles of Incorporation or with the laws of this state, for managing the business and regulating the affairs of the Company;
- (xii) To make donations for the public welfare or for charitable, scientific, or educational purposes;
- (xiii) To transact any lawful business that will aid governmental policy;
- (xiv) To make payments or donations or do any other act not inconsistent with law that furthers the business and affairs of the Company;
- (xv) To pay pensions and establish pension plans, pension trusts, profit-sharing plans, share bonus plans, share options plans, and benefit or incentive plans for any or all of its current or former directors, officers, employees, and agents and for any or all of its current or former directors, officers, employees, and agents of its subsidiaries;

- (xvi) To provide insurance for its benefit on the life of any of its directors, officers, or employed, or on the life of any shareholder for the purpose of acquiring at his death shares of its stock owned by the shareholder or by the spouse or children of the shareholder; and
- (xvii) To be a promoter, incorporator, partner, member, associate, or manager of any Company, partnership, joint venture, trust, or other entity.

## ARTICLE VI

### CAPITAL STOCK

SECTION 1. The total number of shares which the Corporation has authority to issue is five million (5'000,000) shares of capital stock of the par value of \$ 1.00 (one dollar) each, having an aggregate par value of \$ 5'000,000.00 (five million dollars).

All such shares are of one class and are shares of common stock.

SECTION 2. Each share of stock of the Corporation shall entitle thereof to a pre-emptive right, for a period of 30 (thirty) days, to subscribe for, purchase, or otherwise acquire any shares of stock of the same class of the Corporation or any equity and/or voting shares of stock rights or options which the Corporation proposes to grant for the purchase of shares of stock of the same class of the Corporation or of equity and/or voting shares of any class of stock of the

Corporation or for the purchase of any shares of stock, bonds, securities, or obligations of the Corporation which are convertible into or exchangeable for, or which carry any rights, to subscribe for, purchase, or otherwise acquire shares of stock of the same class of the Corporation or equity and/or voting shares of stock of any class of the Corporation, whether now or hereafter authorized or created, whether having unissued or treasury status, and whether the proposed issue, reissue, transfer, or grant is for cash, property, or any other lawful consideration; and after the expiration of said thirty days, any and all of such shares of stock, rights, options, bonds, securities or obligations of the Corporation may be issued, reissued, transferred, or granted by the Board of Directors, as the case may be, to such persons, firms, corporations and associations, and for such lawful consideration, and on such terms, as the Board of Directors in its discretion may determine. As used herein, the terms "equity shares" and "voting shares" shall mean, respectively, shares of stock which confer unlimited voting rights in the election of one or more directors.

SECTION 3. All persons who shall acquire stock in the Corporation shall acquire the same subject to the provisions of these Articles of Incorporation.

SECTION 4. The common stock shall be issued for such consideration, but not less than the par value thereof, as shall be fixed from time to time by the Board of Directors. In the absence of fraud, the judgment of the Directors as to the value of any property or services rendered received in full or partial payment for shares shall be conclusive. When shares are issued upon payment of the consideration fixed by the Board of Directors, such shares shall be taken to be fully paid stock and shall be non-assessable.

SECTION 5. The Corporation shall have the power to create and issue rights, warrants, or options entitling the holders thereof to purchase from the Corporation any shares of its capital stock of any class or classes, upon such terms and conditions and at such times and prices as the Board of Directors may provide, which terms and conditions shall be incorporated in an instrument or instruments evidencing such rights. In the absence of fraud, the judgment of the Directors as to the adequacy of consideration for the issuance of such rights or options and the sufficiency thereof shall be conclusive.

## ARTICLE VII

### REGISTERED OFFICE

The post office address of the place at which the Registered Office of the Corporation in the State of Florida will be located is 7300 North Kendall Drive, Suite 521, Miami, Florida 33156-7840.

## ARTICLE VIII

### REGISTERED AGENT

The Corporation's Registered Agent is Alberto Amoros whose post office address is 7300 North Kendall Drive, Suite 521, Miami, Florida 33156-7840.

## ARTICLE IX

### DIRECTORS

The initial number of directors of the Corporation shall be 1 (one), and the names and address of those who shall act as such until the first annual meeting or until their successors are duly elected and qualify are as follows:

Mercedes García

11480 SW 128<sup>th</sup> Street

Miami, Florida 33176-4482

The Directors shall be elected at the annual meeting of shareholders called for the purpose, and each Director shall hold office until the date fixed by the Articles of Incorporation and the Bylaws for the next succeeding annual meeting of shareholders and until his successor is elected, or until early resignation, removal from office or death. At any meeting of shareholders at which Directors are elected, only persons nominated as candidates shall be eligible.

The number of Directors, which shall be not less than one (1), may be fixed or changed at a meeting of the shareholders called for the purpose of electing Directors at which a quorum is present, by the affirmative vote of the holders of a majority of the shares issued and outstanding at the meeting and entitled to vote on such proposal. In case the shareholders at any meeting for the election of Directors shall fail to fix the number of Directors to be elected, the number elected shall be deemed to be the number of Directors so fixed.

However, the Bylaws of the Corporation may fix the number of

The Board of Directors shall have the management and control of the property, business and affairs of the Company, and is hereby vested with all the powers possessed by the Company itself so far as is not inconsistent with law or these Articles of Incorporation. In furtherance and without limitation of the foregoing provisions, it is expressly declared that, subject to these Articles of Incorporation, the Board of Directors shall have power:

- (i) To make, alter, amend or repeal from time to time Bylaws of the Company except as such power may otherwise be limited in the Bylaws.
- (ii) To authorize the purchase of shares of the Company in the open market or otherwise, provided the Company has assets legally available for such purpose, and to pay for such shares in cash, securities or other assets then held or owned by the Company.
- (iii) To determine, as provided herein, or if provision is not made herein, in accordance with generally accepted accounting principles, what constitutes annual or other net profits; from time to time to fix and vary the amount to be reserved as working capital; to set apart out of any surplus of the Company such reserves in such amounts and for such proper purposes as it shall determine and to abolish any such reserves or any part thereof.
- (iv) To distribute dividends from funds legally available therefor in such accounts, if any, and in such manner and to the shareholders of record as of such date, as the Board of Directors may determine.
- (v) To provide for the reasonable compensation of its own members

directors at a number other than 1 (one) and may authorize the Board of Directors, by the vote of a majority of the entire Board of Directors, to increase or decrease the number of directors within a limit specified in the Bylaws, provided that in no case shall the number of directors be less than 1 (one), and to fill the vacancies created by such increase in the number of directors.

Unless otherwise provided by the Bylaws of the Corporation, the directors of the Corporation need not be stockholders.

## ARTICLE X

### INCORPORATOR

The name and address of the incorporator is as follows: Alberto Amorós whose post office address is 7300 North Kendall Drive, Suite 521, Miami, Florida 33156-7840.

## ARTICLE XI

### MANAGEMENT

The following provisions are inserted for the management of the business and for the conduct of the affairs of the Company, and for creating, defining, limiting and regulating the powers of the Company, the directors and the shareholders.

and to fix the terms and conditions upon which such compensation will be paid.

## ARTICLE XII

### DIRECTORS' CONFLICTS OF INTEREST

No contract or other transaction between this Company and one or more of its directors, or between this Company and any other corporation, firm, association or other entity in which one or more of the directors are directors or officers, or are financially interested, shall be either void or voidable because of such relationship or interest or because such director or directors are present at the meeting of the Board of Directors or a committee thereof which authorizes, approves or ratifies such contract or transaction or because his or their votes are counted for such purpose, if:

- (i) The fact of such relationship or interest is disclosed or known to the Board of Directors, or a duly empowered committee thereof, which authorizes, approves or ratifies the contract or transaction by a vote or consent sufficient for such purpose without counting the vote or votes of such interested director or directors; or
- (ii) The fact of such relationship or interest is disclosed or known to the shareholders entitled to vote and they authorize, approve or ratify such contract or transaction by vote or written consent; or

proceeding upon receipt of an undertaking satisfactory to the Board of Directors by or on behalf of such person to repay such amount, unless it shall ultimately be determined that he is entitled to indemnification by the Company for such expense. Indemnification hereunder shall continue as to a person who has ceased to be a director, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such person. The Board of Directors may authorize the purchase and maintenance of insurance on behalf of any person who is or was a director, officer, employee, or agent of another corporation, partnership, limited partnership, joint venture, trust, or other enterprise against liability asserted against him and incurred by him in any such capacity or arising out of his status as such whether or not the Company would have the power to indemnify him against such liability hereunder.

The foregoing right of indemnification shall not be deemed to exclude other rights to which any current or former Director, Officer, Employee or Agent may be entitled as a matter of law.

Nothing contained herein shall be construed to protect any Director, Officer, Employee or Agent of the Company against any liability to the Company or its shareholders to which he would otherwise be subject by reason of willful misfeasance, bad faith, gross negligence or reckless disregard of the duties involved in the conduct of his office.

## ARTICLE XIV

## AMENDMENTS

THE FINE ARTS PROPERTIES CORPORATION

In compliance with the Florida Business Corporation Act, the following is submitted:

First, That, THE FINE ARTS PROPERTIES CORPORATION, desiring to  
organize under the Florida Business Corporation Act, has named Alberto Amorós of  
7300 North Kendall Drive, Suite 521, Miami, Florida 33156, as its statutory  
Registered Agent.

Second, That having been named the Statutory Registered Agent of the above corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of the Florida Business Corporation Act relative to keeping the registered office open, and I accept the obligations of section 607.0505 F. S.

Alberto Amorós  
Registered Agent

Dated: September 11, 2008

- (iii) The contract or transaction is fair and reasonable as to the Company at the time it is authorized by the Board of Directors, committee or the shareholders.

Common or interested directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or a committee thereof which authorizes, approves or ratifies such contract or transaction.

### ARTICLE XIII

#### INDEMNIFICATION

Any person made a party, or threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, and whether or not brought by or in the right of the Company, brought to impose any liability or penalty on such person for any act or acts alleged to have been committed (including alleged omissions or failures to act) by such person in his capacity as director, officer, employee, or agent of the Company, or of any other corporation, partnership, joint venture, trust, or other enterprise in which he served as such at the request of the Company, shall be indemnified by the Company, unless the conduct of such person is finally adjudged to have been grossly negligent or to constitute willful misconduct, against judgments, fines, reasonable amounts paid in settlement, and reasonable expenses, including attorney's fees actually and necessarily incurred as a result of such action, suit, or proceeding, including any appeal thereof. The Company shall pay such expenses, including attorney's fees in advance of the final disposition of any such action, suit or

From time to time any of the provisions of these Article of Incorporation may be amended, altered or repealed (including any amendment that changes the terms of any of the outstanding stock by classification, reclassification or otherwise), and other provisions that might, under the Statutes of the State of Florida at the time in force, be lawfully contained in Articles of Incorporation may be added or inserted, upon the vote of the holders of a majority of the shares of capital stock of the Company at the time outstanding and entitled to vote, and all rights at any time conferred upon the shareholders of the Company by these Articles of Incorporation are subject to the provisions of this Article XIV.

The term "these Articles of Incorporation" as used herein and in the Bylaws of the Company shall be deemed to mean these Articles of Incorporation as from time to time amended and restated.

**IN WITNESS WHEREOF**, I have signed these ARTICLES OF INCORPORATION on this 11th day of September, A. D. 2008.

  
Alberto Amorós