

To: The Florida Dept. of State  
Subject: 00015011658

From: Kenley Smith

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Division of Corporations

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Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

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To: Division of Corporations  
Fax Number : (850) 617-6381

From: Account Name : CORPDIIRECT AGENTS, INC. 12/23/09  
Account Number : 110450000714  
Phone : (850) 212-1173  
Fax Number : (850) 214-1640 000150.116558

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: \_\_\_\_\_

FLORIDA PROFIT/NON PROFIT CORPORATION  
VENTURES CONDO MANAGEMENT, INC.

Certificate of Status	0
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To: The Florida Dept. of State  
Subject: 000150.116558

From: Ashley Smith

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December 24, 2009

CORPDIRECT AGENTS, INC.

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

*\* Please give  
original submission  
date as the file  
date \*  
12-23-09*

SUBJECT: VENTURES CONDO MANAGEMENT, INC.  
REF: W09000055712

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The document submitted does not meet legibility requirements for electronic filing. Please do not attempt to refax this document until the quality has been improved.

You must list at least one incorporator with a complete business street address.

An effective date may be added to the Articles of Incorporation if a 2010 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

If you have any further questions concerning your document, please call (850) 245-6962.

Valerie Herring  
Regulatory Specialist II  
New Filing Section

FAX Aud. #: H09000263831  
Letter Number: 109A00039179

*\* Please give  
original submission  
date as file date \**

P.O BOX 6327 - Tallahassee, Florida 32314

ARTICLES OF INCORPORATION  
OF  
VENTURES CONDO MANAGEMENT, INC.

The undersigned hereby forms a corporation for profit pursuant to Chapter 607 and/or 621, Florida Statutes.

ARTICLE I - NAME

The name of the Corporation shall be VENTURES CONDO MANAGEMENT, INC.

ARTICLE II - PRINCIPAL OFFICE

The address of the corporation is 1200 Ponce de Leon Boulevard, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134.

ARTICLE III - PURPOSE

The purpose for which the corporation is organized is the transaction of any and all lawful business activities.

ARTICLE IV - SHARES

The Corporation is authorized to issue one hundred shares of common stock.

ARTICLE V - REGISTERED AGENT

The name and Florida street address of the registered agent is:

J.M. Guarch, Jr.  
255 University Drive,  
Coral Gables, Florida 33134

ARTICLE VI - INCORPORATOR

The name and address of the incorporator is:

J.M. Guarch, Jr.  
255 University Drive,  
Coral Gables, Florida 33134

The undersigned incorporator has executed these Articles of Incorporation this 6<sup>th</sup> day of January, 2010.

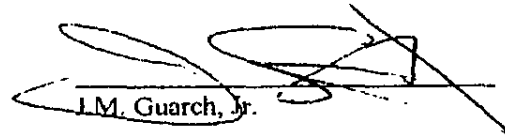
  
J.M. Guarch, Jr., Incorporator

FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
09 DEC 23 AM 10:13

ACCEPTANCE OF REGISTERED AGENT DESIGNATION FOR:

VENTURES CONDO MANAGEMENT, INC.

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions 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 as provided for in section 48.091, Florida Statutes.

  
J.M. Guarch, Jr.

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