

To: The Florida Dept. of State
Subject: 00195.124630

From: Ashley Smith

Wednesday, May 5, 2010 1:27 PM Page: 2 of 7

Division of Corporations

http://efile.sunbiz.com/scripts/efilecovr.exe

**Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet**

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H10000108835 3)))



H100001088353ABC-

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) 617-6381

From:

Account Name : CORPDIRECT AGENTS, INC.
Account Number : 110450000714
Phone : (850) 222-1173
Fax Number : (850) 224-1640

001495.124630

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

Email Address: sanjay@universe1subway.com

**FLORIDA PROFIT/NON PROFIT CORPORATION
PAYNE RESIDENTIAL PROPERTIES, INC.**

| | |
|-----------------------|---------|
| Certificate of Status | 0 |
| Certified Copy | 1 |
| Page Count | 02 |
| Estimated Charge | \$78.75 |

Electronic Filing Menu

Corporate Filing Menu

Help

To: The Florida Dept. of State
Subject: 001495.124630

From: Ashley Smith

Wednesday, May 05, 2010 1:22 PM Page: 1 of 3

PLEASE GIVE ORIGINAL SUBMISSION
DATE AS FILE DATE.

PLEASE GIVE ORIGINAL SUBMISSION
DATE AS FILE DATE.



May 5, 2010

FLORIDA DEPARTMENT OF STATE
Division of Corporations

CORPDIRECT AGENTS, INC.

SUBJECT: PAYNE RESIDENTIAL PROPERTIES, INC.
REF: W10000021806

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 Florida Statutes require an entity to designate a street address for its principal office address. A post office box is not acceptable for the principal office address. The entity may, however, designate a separate mailing address. The mailing address may be a post office box.

If you have any further questions concerning your document, please call (850) 245-6928.

Tim Burch
Regulatory Specialist II
New Filing Section

FAX Aud. #: H10000108835
Letter Number: 010A00011176

PLEASE GIVE ORIGINAL SUBMISSION
DATE AS FILE DATE.

PLEASE GIVE ORIGINAL SUBMISSION
DATE AS FILE DATE.

P.O BOX 6327 - Tallahassee, Florida 32314

To: The Florida Dept. of State
Subject: 001495.124630

From: Ashley Smith

Wednesday, May 05, 2010 1:22 PM Page: 3 of 3

H10000108835 3

ARTICLES OF INCORPORATION

In compliance with Chapter 607 and/or Chapter 621, F.S. (Profit)

ARTICLE I NAME

The name of the corporation shall be:

Payne Residential Properties, Inc.

ARTICLE II PRINCIPAL OFFICE

The principal street address and mailing address, if different is:

9200 South Dadeland Blvd.- Suite 508
Miami, Florida 33156

ARTICLE III PURPOSE

The purpose for which the corporation is organized is:
To own and operate a Realty Company

ARTICLE IV SHARES

The number of shares of stock is:
Common 200 No Par Value

ARTICLE V INITIAL OFFICERS AND/OR DIRECTORS

List name(s), address(es) and specific title(s):

Dir: Sanjay P.O. Box 971176
Rajaratnam Boca Raton, FL
33497

ARTICLE VI REGISTERED AGENT

The name and Florida street address (P.O. Box NOT acceptable) of the registered agent is:

United Corporate Services, Inc.
9200 South Dadeland Blvd.- Suite 608
Miami, Florida 33156

ARTICLE VII INCORPORATOR

The name and address of the Incorporator is:

Sanjay Rajaratnam
P.O. Box 971176, Boca Raton, FL 33497

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity

Signature of Registered Agent Michael A. Orr, Pres.

Signature of Incorporator

May 5, 2010

Date

May 5, 2010

Date

FILED
2010 MAY -5 P 1:35
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

H10000108835 3