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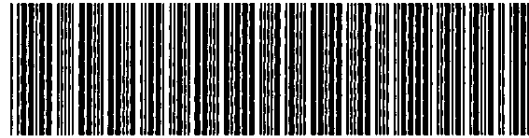
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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APPROVED  
AND  
FILED

1/4

**DENIS R. BINDER**

1981 Carolina Court  
Clearwater, FL 33760

Telephone  
(727) 410-8450

July 28<sup>th</sup>, 2011

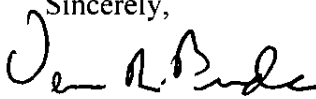
Florida Department of State  
New Filing Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Re: Beautiful Properties, Inc.

Dear Sirs,

Enclosed for filing, please find one original and two copies of the articles of incorporation for the above referenced corporation. Also, please find my personal check for \$87.50 payable to the Florida Department of State, representing the Filing Fee, Certified Copy fee and Certificate of Status fee.

Thank you for your time and consideration in this matter.

Sincerely,  
  
Denis R. Binder

Enc: per above.

**ARTICLES OF INCORPORATION**

**FOR**

**Beautiful Properties Inc**

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AND  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned incorporator to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation for profit pursuant to the Florida General Corporation Act, as particularly set forth in Chapter 607 of the Florida Statutes.

**ARTICLE I - NAME**

The name of the corporation is **Beautiful Properties Inc.**

**ARTICLE II - NATURE OF BUSINESS**

This corporation is organized for the purpose of **engaging in any lawful business activity for which a Florida Corporation may legally engage**, and transacting any or all lawful business, including but not limited to:

(a) To acquire by purchase, lease or otherwise, lands and interest 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, public or private, with their appurtenances and to manage, operate, lease, rent, 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, at any time owned or held by the corporation. To buy, sell, mortgage, exchange, lease, hold for investment or otherwise, use and operate real estate of all kinds, improved or unimproved, and any right or interest therein.

(b) To acquire by purchase, lease, manufacture, or otherwise, any personal property deemed necessary or useful in the equipment, furnishing or improvement, development or

management of any property, real or personal, at any time owned, held or occupied by the corporation, and to invest, trade or deal in any personal property deemed beneficial to the corporation and to lease, rent, encumber or dispose of any personal property at any time owned or held by the corporation.

(c) To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes or other evidences of indebtedness and to execute such mortgages, transfers of corporate property, or other instruments to secure the payment of corporate indebtedness as required.

(d) To purchase the corporate assets of any other corporation and engage in the same or other character of business.

(e) To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of the capital stock, or any bonds, securities, or other evidences of indebtedness created by another corporation of the State of Florida or any other state or government and while owner of such stock, to exercise all the rights, powers and privileges of ownership, including the right to vote such stock.

(f) To enter into, make, perform and carry out contracts and agreements of every kind, for any lawful purpose, without limit as to amount, with any person, firm, association or corporation; and to transact any further and other business necessarily connected with the purposes of this corporation or calculated to facilitate the same.

(g) To carry on any or all of its operations and businesses and to promote its objects within the State of Florida or elsewhere, without restriction as to place or amount; and to have, use, exercise and enjoy all of the general powers of like corporations.

(h) To engage in any and all lawful businesses, trades, occupations and professions.

(i) To do any or all of the things herein set forth to the same extent as natural persons might or could do and in any part of the world as principals, agents, contractors or otherwise,

alone, or in company with others and to do and perform all other things and acts as may be necessary, profitable or expedient in carrying on any of the business or acts named above.

The intention is that none of the objects and powers as hereinabove set forth, except where otherwise specified in this Article, shall be in any wise limited or restricted by reference to or inference from the terms of any other objects, powers or clauses of this Article or any other Articles; but that the objects and powers specified in each of the clauses in this article shall be regarded as independent objects and powers.

### **ARTICLE III - CAPITAL STOCK**

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is **Two Hundred (200)** shares of common stock, each having a par value of **\$1.00**. Authorized capital stock may be paid for in cash, services or property, at a just value to be fixed by the Board of Directors of this corporation at any regular or special meeting.

### **ARTICLE IV - TERM OF EXISTENCE**

This corporation shall have perpetual existence.

### **ARTICLE V - ADDRESS**

The initial Florida Street / Mailing address of the principal office of this corporation is **1981 Carolina Court Clearwater, Florida 33760**. The Board of Directors may from time to time designate such other address and place for the principal office of this corporation as it may see fit.

### **ARTICLE VI - DIRECTORS**

The business and the affairs of this corporation shall be managed by a Board of Directors, which shall be elected by the Shareholders and serve as provided in the By-Laws. The number of the members of the Board of Directors may either be increased or decreased from time to time by the By-Laws, but shall never be less than one (1). The corporation shall have **1 (One)**

director initially.

#### **ARTICLE VII - INITIAL DIRECTOR**

The names and street addresses of the first Board of Directors who shall hold their office until their successors are elected and have qualified, are as follows:

<b><u>Name</u></b>	<b><u>Address</u></b>
<b>Denis R. Binder</b>	<b>1981 Carolina Court Clearwater, Florida 33760</b>

#### **ARTICLE VIII - INCORPORATOR**

The name and street address of the incorporator of these Articles of Incorporation shall be **Denis R. binder at 1981 Carolina Court Clearwater, Florida 33760.**

#### **ARTICLE IX - INITIAL REGISTERED OFFICE AND AGENT**

The Florida street address of the initial registered office of this corporation is **1981 Carolina Court Clearwater, Florida 33760** and the name of the initial registered agent of this corporation is **Denis R. Binder.**

#### **ARTICLE X - EFFECTIVE DATE**

These Articles of Incorporation shall be effective and the corporation's existence shall begin upon the filing of these articles with the Florida Department of State, Division of Corporations, or such other date as required by Florida law.

#### **ARTICLE XI - VOTING RIGHTS**

Except as otherwise provided by law, the entire voting power for the election of directors and for all other purposes shall be vested exclusively in the holders of the outstanding common shares.

#### **ARTICLE XII - BY-LAWS**

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board of Directors and the Shareholders.

### **ARTICLE XIII - INDEMNIFICATION**

This corporation may indemnify any officer or director or any former officer or director to the extent permitted by law.

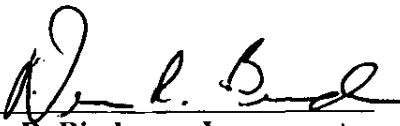
### **ARTICLE XIV - PREEMPTIVE RIGHTS**

This corporation elects to have preemptive rights as provided for by the Florida General Corporation Act.

### **ARTICLE XV - AMENDMENT**

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed to them by the Shareholders and approved at a Shareholders' meeting by a majority of the stock entitled to vote thereon, unless all the Directors and all the Shareholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

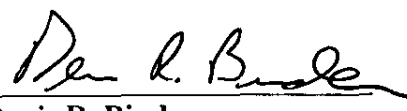
**Dated: July 28<sup>th</sup>, 2011.**

  
Denis R. Binder, as Incorporator

### **ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT**

Having been named registered agent to accept service of process for this corporation at the place designated in these Articles of Incorporation, I am familiar with and hereby accept this appointment and agree to act in this capacity.

**Dated: July 28<sup>th</sup>, 2010.**

  
Denis R. Binder, as  
Registered Agent

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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