

Division of Corporations

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

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Account Number : 120170000046  
Phone : (305) 579-7765  
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**FLORIDA PROFIT/NON PROFIT CORPORATION  
OCEANA BAL HARBOUR HOLDINGS CORP.**

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$78.75

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**ARTICLES OF INCORPORATION**  
**OF**  
**OCEANA BAL HARBOUR HOLDINGS CORP.**

**ARTICLE I**

The name of this corporation is **OCEANA BAL HARBOUR HOLDINGS CORP.** (the "Corporation").

**ARTICLE II**

The purpose for which the Corporation is formed is to engage in any lawful act or activity for which corporations may be organized under the Florida Business Corporation Act (the "Act").

**ARTICLE III**

The address of the principal office and the mailing address of the office of the Corporation is 10201 Collins Avenue, Bal Harbour, FL 33154.

**ARTICLE IV**

The Corporation shall have authority to issue One Thousand (1,000) shares of Common Stock having a par value of \$0.01 per share.

**ARTICLE V**

The street address of the Corporation's initial registered office is 1200 S. Pine Island Road, Plantation, FL 33324, and the name of its initial registered agent at such office is CT Corporation System.

**ARTICLE VI**

The Board of Directors of the Corporation shall consist of at least one director, with the exact number to be fixed from time to time in the manner provided in the Corporation's Bylaws, who will serve as the Corporation's director until a successor has been duly elected and qualified. The names of the initial members of the Board of Directors and officers are as follows:

FEDERICO CINQUE - Director and President  
10201 Collins Avenue, Bal Harbour, FL 33154

JUAN PABLO AMADEO - Director and Vice-President  
10201 Collins Avenue, Bal Harbour, FL 33154

MARCOS CORTI MADERNA - Director and Secretary  
10201 Collins Avenue, Bal Harbour, FL 33154

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#### ARTICLE VII

A director or officer of the Corporation shall not be personally liable to the Corporation or its shareholders for monetary damages for breach of fiduciary duty as a director or officer, except for liability (i) for any breach of the director's or officer's duty of loyalty to the Corporation or its shareholders, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, (iii) under Section 607.0834 of the Act as the same exists or hereafter may be amended, (iv) for violation of a criminal law, unless the director or officer had reasonable cause to believe his or her conduct was lawful or had no reasonable cause to believe his or her conduct was unlawful or (v) for any transaction from which the director or officer derived an improper personal benefit.

The Corporation shall indemnify and shall advance expenses on behalf of its officers and directors to the fullest extent not prohibited by law in existence either now or hereafter.

#### ARTICLE VIII

The name of the Incorporator is Sharon Morales, and the address of the Incorporator is c/o Greenberg Traurig, P.A., 333 Avenue of the Americas, Suite 4400, Miami, FL 33131.

IN WITNESS WHEREOF, the undersigned, being the Incorporator named above, for the purpose of forming a corporation pursuant to the Florida Business Corporation Act of the State of Florida has signed these Articles of Incorporation this 26th day of June 2019.

/s/ Sharon Morales

Sharon Morales

Incorporator

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**ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT**

The undersigned, having been named the Registered Agent of **OCEANA BAL HARBOUR HOLDINGS CORP.** hereby accepts such designation and is familiar with, and accepts, the obligations of such position, as provided in Florida Statutes Section 607.0505.

**CT Corporation System**

By: /s/Madonna Cuddihy

Name: Madonna Cuddihy

Title: Special Assistant Secretary

Dated: June 26, 2019.

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