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**FLORIDA PROFIT/NON PROFIT CORPORATION  
Sandport1004, Corp.**

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This Instrument Was Prepared by:  
Sheldon Evans, Esq.  
Sheldon Evans, P.A.  
3074 Lakewood Circle  
Weston, Florida 33332

## **ARTICLES OF INCORPORATION**

### **Sandporto1004, Corp. A Florida Corporation**

I, the undersigned incorporator of the corporation under Chapter 607, Florida Statutes. As amended, adopt the following Articles of Incorporation :

#### **ARTICLE I**

The name of this corporation is : **Sandporto1004, Corp.**

#### **ARTICLE II**

The general nature of the business to be conducted by this Corporation is:

1. The corporation has, for its objective, the acquisition of real property and ownership, control, direct use and management of real property interests, whether as holding company or otherwise, the renovation, completion or outfitting, the renting or direct occupancy or any other activities related to all said real property or buildings, and exercise of all property rights of buildings built or not built, of which it will be able to become proprietor by way of purchase, exchanges or contributions.
2. To employ, hire and appoint corporations, firms and individuals in any and all parts of the world to act as agents in such capacity and on such terms and conditions as may be determined from time to time by the Board of Directors.
3. To purchase, lease or otherwise acquire, equip, hold, own, improve, develop, manage, maintain, control, operate, lease, mortgage, create security interest in, create liens upon, sell, convey, or otherwise dispose of and turn to account any and all property, real and personal, improved and unimproved of every kind and description, incidental to, connected with, or suitable, necessary, or convenient for, any of the purposes enumerated herein including all or any

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part or parts of the properties, assets, business and good will or any persons, firms, associations or corporations.

4. To carry on any other business or enterprise which may be carried on or exercised by a corporation organized under Chapter 607, Florida Statutes, as amended, except a banking, safe deposit, trust, insurance, surety, express, railroad, canal, telephone, telegraph, or cemetery company, a building and loan association, fraternal benefit society, state fair or exposition.

### ARTICLE III

5. The maximum number of shares which this Corporation is authorized to have outstanding at any time is **500** Shares of common stock which shall have a par value of \$1.00. The Board of Directors may authorize the issuance of such stock to such persons upon such terms and for such consideration as the Board of Directors may deem appropriate. The consideration may include money or other property, which property shall be received at just valuation to be fixed by the Board of Directors of the corporation. All such stock when issued shall be fully paid for and exempt from assessment.

No stockholder of this Corporation shall, because of ownership of stock, have any preemptive or other right to purchase, subscribe for, or take any part (pro rata or otherwise) of any securities (equity, debt or otherwise) or options, rights or warrants to purchase any such securities issued or sold by this Corporation.

### ARTICLE IV

6. This Corporation shall have perpetual existence.

### ARTICLE V

7. The principal office of this corporation shall be c/o Sheldon Evans, P.A., Attorney at Law, 3074 Lakewood Circle, Weston, Florida 33332. Such other place as may be designated by the Board of Directors can be noticed; including alternative place for notice and mail: 20155 N.E. 38<sup>th</sup> Ct., Porto Vita Condominium North Tower, Unit # 1004, Aventura, Florida 33180-3250.
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#### ARTICLE VI

8. The initial Board of Directors shall consist of 1 (one) member.  
The number of directors may be increased or decreased from time to time by vote of the stockholders, and as set forth in the By Laws as to the method of Election of Directors, but in no case shall the number of Directors be less than 1 (one).

#### ARTICLE VII

8. The name and address of the member (s) of the first Board of Directors is:  
Sandra Chaba Kalach de Betch  
20155 N.E. 38<sup>th</sup> Ct.,  
Porto Vita Condominium North Tower, Unit # 1004,  
Aventura, Florida 33180-3250.

#### ARTICLE VIII

9. The Registered Agent of the Corporation to accept service of process within the State of Florida is initially designated as Sheldon Evans, P.A. Attorney Law Office, 3074 Lakewood Circle, Weston, Florida 33332, who by his signing of the Articles of Incorporation, accepts this designation and agrees to comply with the provisions of Section 48.091, Florida Statutes, relative to keeping open the office for service of process. The registered office of the Corporation shall be at 3074 Lakewood Circle, Weston, Florida 33332.

#### ARTICLE IX

9. The Name (s) of the members of the initial Officer(s) is/are:

NAME

TITLE

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Sandra Chaba Kalach de Betch      President  
Sandra Chaba Kalach de Betch      Treasurer/Secretary  
Sheldon Evans, P.A. Attorney      Assistant to Secretary Upon Authorization

ARTICLE IX

10. In the absence of fraud, no contract or other transaction between this Corporation and any other person, corporation, firm, entity, association or partnership shall be affected or invalidated by the fact that any director or officer of this Corporation is pecuniarily or otherwise interested therein. Any director may be counted in determining the existence of a quorum at any meeting of the Board of Directors of this corporation for the purposes of authorizing any such contract or transaction with the like force and effect as if he/or she were not so interested or was/were not a director, member or officer of such other corporation, firm, entity, association or partnership.

ARTICLE X

10. The name and address of the sole incorporator and subscriber is:

Sandra Chaba Kalach de Betch  
20155 N.E. 38<sup>th</sup> Ct.,  
Porto Vita Condominium North Tower, Unit # 1004,  
Aventura, Florida 33180-3250.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation on  
This 16 day of July, 2020.

  
Sandra Chaba Kalach de Betch  
Sole Incorporator

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*Sheldon Evans, P.A. Registered Agent.*

Sheldon Evans, P.A. Attorney Law Office

As Registered Agent, Hereby Accepting Duties set forth in Article VIII above  
and pursuant to applicable Florida Statutes, Dated 16 July, 2020

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