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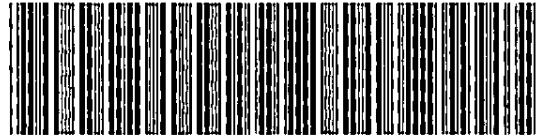
(Business Entity Name)

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JANI E. MAURER
Attorney and Counselor at Law
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Boca Raton, Florida 33431

Admitted in Florida
and New York

Tel. No. 561-392-4142
Fax No. 561-392-2063

February 19, 2021

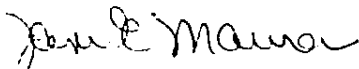
Florida Department of State
Division of Corporations
2415 North Monroe Street, Suite 810
Tallahassee, Florida 32303

Re: 728 Malaga Drive, Inc.

Dear Sir or Madam:

Enclosed for filing to create the new Florida corporation is the original signed Articles of Incorporation. Also enclosed is a check payable to the Florida Department of State in the sum of \$87.50. Please forward a certified copy and a certificate of status to the undersigned. If you require additional information please notify the undersigned. Thank you for your assistance.

Sincerely,


Jani E. Maurer

JEM/lt
encls.
via overnight mail

FILED
FEB 22 2021
TALLAHASSEE, FLA.

ARTICLES OF INCORPORATION
OF
728 MALAGA DRIVE, INC.

The undersigned, being over the age of eighteen (18) years, citizens or residents of the United States of America and competent to contract, hereby present these Articles for the formation of a corporation under the laws of the State of Florida, by and under the provisions of the statutes of the State of Florida providing for the formation, liability, rights, privileges and immunities of a corporation for profit.

ARTICLE I

The name of this Corporation shall be: 728 MALAGA DRIVE, INC.

ARTICLE II

The general nature of the business or businesses to be transacted by this Corporation shall be:

(1) To purchase, acquire, invest in, construct and improve real property, and to perform all acts and services incident to the acquisition, improvement, sale and rental of real property, including entering into contracts, and to carry on any business necessary or incidental to the accomplishment or furtherance of the purposes or objectives of this Corporation.

(2) To buy and otherwise acquire, sell, produce, manufacture and dispose of all kinds of raw or finished materials, merchandise, commodities, machinery, tools and products, including, but not limited to, any and all of the foregoing items required for the above.

(3) To engage generally in any form of manufacturing or mercantile enterprises not contrary to law.

(4) To acquire or rent, lease, improve and convey lands and lands under water and riparian, dock and maritime rights, to construct docks, drydocks, wharves, piers, basins, derricks, elevators, warehouses, manufactories, stores, shops, tracks and other structures thereon; and to rent, lease and convey the same; to buy, sell, store, manufacture, import and export merchandise, machinery and products; and to build, own, repair and rent real property.

(5) To act as agent or representative of corporations, firms and individuals.

(6) To make and enter into all kinds of contracts, agreements and obligations by or with any person or persons, corporation or corporations, or other entities, for the purchasing, acquiring, holding, manufacturing and selling or otherwise disposing or, either as a principal or agent, upon

commission or otherwise, any articles of personal property whatsoever, and generally with full power to perform any and all acts connected therewith or arising therefrom or incidental thereto, and any and all acts proper or necessary for the purposes of the business.

(7) To carry on and undertake any business, undertaking, transaction or operation commonly carried on or undertaken by merchants, commission men, factors, importers and manufacturers' agents, and, in the course of such business, to draw, accept, endorse, acquire and sell all or any negotiable or transferable instruments and securities.

(8) To borrow money and contract debts when necessary for the transaction of its business or for the exercise of its corporate rights, privileges, or franchises, or for any other lawful purpose of its incorporation; to issue bonds, promissory notes, bills of exchange, debentures and other obligations and evidences of indebtedness payable at a specified time or times, or payable upon the happening of a specified event or events, whether secured by mortgage, pledge, or otherwise, or unsecured, for money borrowed, or in payment for property purchased or acquired, or any other lawful objects.

(9) To guaranty, purchase, hold, sell, transfer, assign, mortgage, pledge or otherwise dispose of the shares of the capital stock of or any bonds, securities or evidences of indebtedness of a corporation created by any other state or government, and, while owner of such stock, to exercise all rights, powers and privileges of ownership, including the right to vote thereon.

(10) To purchase, hold, sell and transfer shares of its own capital stock; subject, however, to such limitations as may be provided by law; and provided further that shares of its own capital stock owned by the corporation shall not be voted upon, directly or indirectly, nor counted as outstanding for the purpose of any stockholders' quorum or vote.

(11) To purchase or otherwise acquire, directly and/or through ownership of stock of any corporation, all or any part of the business, good will, rights, property and assets of all kinds, of any corporation, association, partnership or individual, and to pay for the same in cash, with the stock of this corporation, bonds, or otherwise, and to hold or in any manner dispose of the whole or any part of the property so purchased; or to conduct in any lawful manner the whole or any part of the business so acquired, provided that such business is not a prohibited exercise of its corporate power, and to exercise all the powers necessary or convenient in and about the conduct and management of such business.

Without limiting any of the objects and powers of the Corporation, it is expressly declared and provided that the Corporation shall have power in carrying on its business or for the purpose of attainment of any of the objects hereinabove mentioned, to make and perform contracts of any kind and description and do any and all other acts and things and to exercise any and all other

powers, either as principal, agent or broker, conferred by the laws of the State of Florida upon corporations formed under the pertinent Statutes of the State of Florida which a co-partnership or natural person could do and exercise and which are now or hereafter may be authorized by law; but it is expressly provided that nothing in this certificate contained shall confer upon the Corporation any power requiring the exercise of the right of eminent domain.

ARTICLE III

STOCK. The maximum number of shares outstanding at any one time shall be Ten Thousand (10,000) shares at par value of One (\$1.00) Dollar per share.

ARTICLE IV

CAPITAL. The corporation shall begin business with not less than the sum of Two Thousand and No/100 (\$2,000.00) Dollars.

ARTICLE V

CORPORATE EXISTENCE. The Corporation shall have perpetual existence and shall commence business upon issuance of a Certificate by the Secretary of State.

ARTICLE VI

POST OFFICE ADDRESS. The principal office or place of business of the corporation shall be: 299 N.W. 64 Street, Boca Raton, Florida 33487, or such other places as may be designated by the Board of Directors.

ARTICLE VII

REGISTERED AGENT AND REGISTERED OFFICE. The registered office for the Corporation and the registered agent for the Corporation are as follows:

Lawrence A. Dickson

751 Park of Commerce Drive, Suite 138
Boca Raton, Florida 33487

ARTICLE VIII

NUMBER OF DIRECTORS. The number of Directors shall be not less than one (1) nor more than five (5), the presence of all of whom, in person or by proxy, shall be required in order to constitute a quorum at any meeting of the Board of Directors.

ARTICLE IX

NAMES AND ADDRESSES OF DIRECTORS. The names and addresses of the first Board of Directors of the Corporation is as follows:

Andrew M. Dickson, 299 N.W. 64 Street, Boca Raton, Florida 33487.

Lawrence A. Dickson, 834 N.E. Bay Isles Drive, Boca Raton, Florida 33487.

ARTICLE X

OFFICERS. The names and post office addresses of the officers of the Corporation are as follows:

Andrew M. Dickson
299 N.W. 64 Street
Boca Raton, Florida 33487

President and Secretary

Lawrence A. Dickson
834 N.E. Bay Isles Drive
Boca Raton, Florida 33487

Treasurer

ARTICLE XI

NAMES AND POST OFFICE ADDRESSES OF SUBSCRIBERS. The names and post office addresses of the Subscribers to these Articles of Incorporation and the number of shares of stock each agrees to take are as follows:

NAME	ADDRESS	NUMBER SHARES
Andrew M. Dickson, as Trustee, Andrew M. Dickson Revocable Trust of 6/10/20	299 N.W. 64 Street Boca Raton, Florida 33487	1,000
Lawrence A. Dickson, as Trustee, Lawrence A. Dickson Revocable Trust of 3/24/03	834 N.E. Bay Isles Drive Boca Raton, Florida 33487	1,000

The proceeds of the stock subscribed to will amount to at least Two Thousand and No/100 (\$2,000.00) Dollars.

ARTICLE XII

PREEMPTIVE RIGHTS. Every shareholder, upon the sale for cash of any net stock of this Corporation of the same kind, class or series as that which he, she or it already holds, shall have the right to purchase his, her or its pro-rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE XIII

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

ARTICLE XIV

INDEMNIFICATION. (a) The Corporation shall indemnify any person made a party to any action by or in the right of the Corporation to procure a judgment in its favor by reason of being or having been a director or officer of the Corporation, or any other corporation which they served as such at the request of the Corporation, against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by them in connection with the defense or settlement of such action, or in connection with any appeal therein, except in relation to matters

as to which such director or officer is adjudged to have been guilty of gross negligence or misconduct in the performance of their duty to the Corporation.

(b) The Corporation shall indemnify any person made a party to an action, suit or proceeding other than one by or in the right of the Corporation to procure a judgment in its favor, whether civil or criminal, brought to impose a liability or penalty on such person for an act alleged to have been committed by such person in his capacity of director or officer of the Corporation, or of any other corporation which they served as such at the request of the Corporation, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees actually and necessarily incurred as a result of such action, suit or proceeding, or any appeal therein, if such director or officer acted in good faith in the reasonable belief that such action was in the best interest of the Corporation, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any civil or criminal action, suit or proceeding by judgment, settlement, conviction or upon a plea of nolo contendere shall not in itself create a presumption that any such director or officer did not act in good faith in the reasonable belief that such action was in the best interests of the Corporation or that they had reasonable grounds for belief that such action was unlawful.

(c) Such indemnification shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any By-Laws, agreement, vote of stockholders or otherwise.

IN WITNESS WHEREOF, the undersigned have made and subscribed these Articles of Incorporation at Boca Raton, Palm Beach County, Florida, for the uses and purposes aforesaid on this 17th day of February, 2021.

The undersigned submit this document and affirm that the facts stated herein are true. We are

aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in Fla. Stat. § 817.155.

Andrew M. Dickson, as Trustee, Incorporator

Lawrence A. Dickson, as Trustee, Incorporator

STATE OF FLORIDA
COUNTY OF PALM BEACH

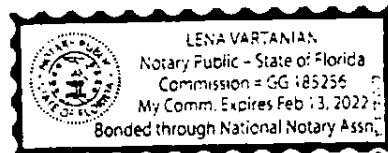
The foregoing instrument was signed and acknowledged before me on this 17 day of February, 2021, by Andrew M. Dickson, as trustee, who ☒ is personally known to me or who produced _____ as identification. He appeared by ☒ physical presence or _____ online notarization.

Lena Vartanian
Notary Public, State of Florida

Print name: Lena Vartanian

(seal)

My Commission Expires: 2-13-2022



STATE OF FLORIDA
COUNTY OF PALM BEACH

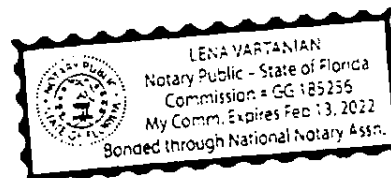
The foregoing instrument was signed and acknowledged before me on this 17 day of February, 2021, by Lawrence A. Dickson, as trustee, who ☒ is personally known to me or who produced _____ as identification. He appeared by ☒ physical presence or _____ online notarization.

Lena Vartanian
Notary Public, State of Florida

Print name: Lena Vartanian

(seal)

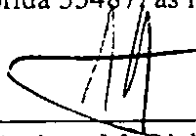
My Commission Expires: 2-13-2022



STATE OF FLORIDA
CERTIFICATE DESIGNATING PLACE OF BUSINESS
FOR THE SERVICE OF PROCESS
WITHIN THE STATE, NAMING THE AGENT UPON
WHOM PROCESS MAY BE SERVED

The Incorporation of 728 MALAGA DRIVE, INC., in accordance with chapter 607.034, Florida Statutes, hereby designates its place of business for the service of process and agent upon whom process may be served as follows:

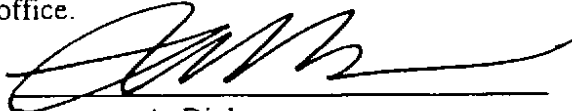
THAT, 728 MALAGA DRIVE, INC., desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation located in Boca Raton, State of Florida, herein designates and names Lawrence A. Dickson, whose address is 751 Park of Commerce Drive, Suite 138, Boca Raton, Florida 33487, as its Agent to accept service of process within the state.



Andrew M. Dickson

ACCEPTANCE

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said act relative to keeping open said office.



Lawrence A. Dickson

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