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Division of Corporations

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Florida Department of State  
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Account Name : CORPORATE CREATIONS INTERNATIONAL INC  
Account Number : 110432003053  
Phone : (561)694-8107  
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**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**Nena's Villa Oz Fund, Inc.**

Certificate of Status	1
Certified Copy	0
Page Count	05
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



February 25, 2022

FLORIDA DEPARTMENT OF STATE

Division of Corporations

CORPORATE CREATIONS INTERNATIONAL, INC.

SUBJECT: NENA'S VILLA OZ FUND, INC  
REF: W22000024276

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 registered agent must sign accepting the designation.

If you have any further questions concerning your document, please call (850) 245-6052.

Summer Chatham  
Regulatory Specialist II  
New Filing Section

FAX Aud. #: H22000071177  
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**ARTICLES OF INCORPORATION  
OF  
NENA'S VILLA OZ FUND, INC.**

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE I - NAME**

The name of the corporation is Nena's Villa OZ Fund, Inc. (hereinafter called the "Corporation").

**ARTICLE II - PURPOSE**

The Corporation is organized for the purpose of investing in Qualified Opportunity Zone properties under the Florida Business Corporation Act of the State of Florida, and to engage in the business of leasing, selling and/or renting storage spaces.

**ARTICLE III - CAPITAL STOCK**

The authorized capital stock of this Corporation shall consist of the following classes:

(a) Class A Common Stock. The Corporation is authorized to issue 100 shares of Class A Common Stock, \$.01 par value. Except as otherwise provided by the Florida Business Corporation Act, each outstanding share of Class A Common Stock is entitled to one vote on each matter submitted to a vote at a meeting of the shareholders.

(b) Class B Common Stock. The Corporation is authorized to issue 900 shares of Class B Common Stock, \$.01 par value. Except as otherwise provided by the Florida

Business Corporation Act, outstanding shares of Class B Common Stock shall have no voting rights.

(c) Rights and Preferences. Except with respect to voting, shares of Class A Common Stock and Class B Common Stock shall have the same rights and preferences.

#### **ARTICLE IV - INITIAL REGISTERED AGENT**

The name and the Florida street address of the registered agent are as follows:  
Corporate Creations Network Inc., 801 US Highway 1, North Palm Beach, FL 33408.

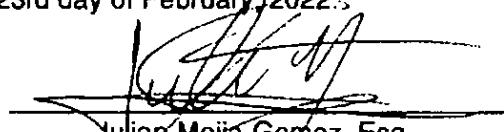
#### **ARTICLE V - INITIAL PRINCIPAL OFFICE AND MAILING ADDRESS**

The street address of the initial principal office of the Corporation is 420 Jefferson Avenue, Miami Beach, Florida 33139. The mailing address for the Corporation is 420 Jefferson Avenue, Miami Beach, Florida 33139.

#### **ARTICLE VI - INCORPORATOR**

The name and address of the person signing these Articles of Incorporation is  
Julian Mejia-Gomez, Esq., 420 Jefferson Avenue, Miami Beach, Florida 33139.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these  
Articles of Incorporation this 23rd day of February, 2022.

  
Julian Mejia-Gomez, Esq.

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TALLAHASSEE, FLORIDA

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**CERTIFICATE DESIGNATING THE ADDRESS  
AND AN AGENT UPON WHOM PROCESS MAY BE SERVED**

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**WITNESSETH:**

Nena's Villa OZ Fund, Inc., desiring to organize under the laws of the State of Florida, has named Corporate Creations Network Inc., located at 801 US Highway 1, North Palm Beach, FL 33408, as its agent to accept service of process within this state.

**ACKNOWLEDGMENT:**

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with, and accept the duties and obligations of a registered agent outlined in Section 607.0505, Florida Statutes.

Dated this 23rd day of February, 2022.

Corporate Creations Network Inc.

By: *Nicholas Nichols*  
Print Name: Nicholas Nichols  
Title: Special Secretary

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TALLAHASSEE, FLORIDA**