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FLORIDA PROFIT/NON PROFIT CORPORATION
THAO EDGEWATER INC.

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$78.75

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ARTICLES OF INCORPORATION OF THAO EDGEWATER INC.

In compliance with the requirements of F.S. Chapter 607 and/or Chapter 621, the undersigned hereby act[s] as [an] incorporator[s] in adopting and filing the following articles of incorporation.

ARTICLE I: NAME

The name of the corporation shall be Thao Edgewater Inc. (the "Corporation").

ARTICLE II: EXISTENCE

The existence of the Corporation shall begin on the date of filing of these Articles of Incorporation.

ARTICLE III: PRINCIPAL OFFICE

The principal office and place of business of the Corporation shall be located at 800 SE 4th Ave., Ste. 808B, Hallandale Beach, FL 33009 or such other place as the Parties may from time to time designate. The Corporation may maintain offices at other places as the Directors deem advisable.

ARTICLE IV: PURPOSE

The Corporation is organized to purchase real property in Miami-Dade County to develop into a multi-unit residential and commercial condominium property for the purpose of selling the condominium units to customers and to maintain and operate commercial units in the development.

ARTICLE V: SHARES

Section 5.1. Total Authorized Shares of Capital Stock. The Corporation shall have the authority to issue a total of 28,630,000] shares of capital stock, divided into classes as follows, or as later issued by the Company:

Class:	Number of Shares:	Par Value:
Voting Preferred Stock	30	\$30.00
Non-Voting Common Stock	28,600,000	\$28,600,000

Section 5.2. Preferred Stock. The Voting Preferred Stock shall consist of one class, of which 30 shares shall be designated as Voting Preferred Stock ("Voting Preferred Stock") which shall also be referred to as "Preferred Stock").

Each holder of Voting Preferred Stock, as such, shall be entitled to one vote for each share of Voting Preferred Stock held of record by such holder on all matters on which shareholders generally are entitled to vote; provided, however, that except as otherwise required by law, holders of Voting Preferred Stock, as such, shall not be entitled to vote on any amendment to these Articles of Incorporation (including any amendment to designate the terms of any series of Preferred Stock) that relates solely to the terms of one or more outstanding series of Preferred Stock if the holders of such affected series are entitled, either separately or together with the holders of one or more other such series, to vote thereon pursuant to these Articles of Incorporation (including any amendment to designate the terms of any series of Preferred Stock).

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Section 5.3. Conversion of Capital Stock. Conversion of Voting Preferred Stock to Non-Voting Common Stock is not allowed. Conversion of Non-Voting Common Stock to Voting Preferred Stock is not allowed.

Section 5.4. Non-Voting Common Stock. The shares of Non-Voting Common Stock ("Common Stock") may be issued from time to time by the Corporation, and the Board of Directors may create and divide such shares into series within that class, and such shares and the shares of each such series shall have no voting powers.

ARTICLE VI: PREEMPTIVE RIGHTS

The corporation elects to have preemptive rights for shareholders pursuant to the provisions of the Florida Business Corporation Act.

ARTICLE VII: INITIAL DIRECTORS [AND OFFICERS]

The initial board of directors shall consist of three (3) members. This number shall be increased or decreased from time to time through the unanimous consent of both members, but shall never be less than one. The names and addresses of the individuals who will serve on the initial board of directors are:

Ana C. Ioni
800 SE 4th Ave., Ste. 808B
Hallandale Beach, FL 33009

Santiago Ioni
800 SE 4th Ave., Ste. 808B
Hallandale Beach, FL 33009

Denis Ortega Ioni
800 SE 4th Ave., Ste. 808B
Hallandale Beach, FL 33009

The names and addresses of the individuals who will serve as initial officers are:

Denis Ortega Ioni: Vice President, Secretary, Treasurer
800 SE 4th Ave., Ste. 808B
Hallandale Beach, FL 33009

Santiago Ioni: Vice President
800 SE 4th Ave., Ste. 808B
Hallandale Beach, FL 33009

Ana C. Ioni: President
800 SE 4th Ave., Ste. 808B
Hallandale Beach, FL 33009

ARTICLE VIII: REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Corporation is: Santiago Ioni, 800 SE 4th Ave., Ste. 808B, Hallandale Beach, FL 33009. The name of the corporation's initial registered agent at that office is Santiago Ioni.

ARTICLE IX: INCORPORATOR[s]

The names and addresses of the persons signing these Articles of Incorporation for the Corporation is:

Ana C. Ioni
800 SE 4th Ave., Ste. 808B
Hallandale Beach, FL 33009

[ARTICLE X: OTHER OPTIONAL PROVISIONS]

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

<u><i>Santiago</i></u>	<u>06/28/24</u>
Required Signature/Registered Agent	Date

I submit this document and affirm that the facts stated herein are true. I am aware that the false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

<u><i>Santiago</i></u>	<u>06/28/24</u>
Required Signature/Incorporator	Date