

P95000000175

MICHAEL DAVID GORDON, P.A.
LAW OFFICES

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FILED
DEC 30 PM 2:27
TALLAHASSEE, FLORIDA

December 27, 1994

Division of Corporations
Department of State
The Capitol Building
Tallahassee, FL 32301

600001366686
-01/03/95--01010--000
*****70.00 ***#70.00

Re: Property Management Corporation of America

Dear Sirs:

Enclosed please find one original and one photocopy of Articles of Incorporation for the above reference corporation, along with our check in the amount of \$70.00 representing filing fee.

Please file the Articles at your earliest convenience, and provide this office with a conformed copy of same.

If you have any questions, please contact our office. Thank you.

Yours truly,

Ethel B. Colton
Ethel B. Colton,
Legal Assistant to
Michael D. Gordon

e
Enc.

F. CHESSER JAN 3 1995

ARTICLES OF INCORPORATION
OF
PROPERTY MANAGEMENT CORPORATION OF AMERICA

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SECRET
TALLAHASSEE

The undersigned subscriber, for the purposes of forming a corporation for profit under Chapter 607 of the laws of the State of Florida, hereby subscribes to, acknowledges and files the following Articles of Incorporation.

ARTICLE I
Name and Address

The name and address of the proposed corporation shall be PROPERTY MANAGEMENT CORPORATION OF AMERICA, located at 11781 Lee Jackson Memorial Highway, Oakwood Center, Suite 320, Fairfax, Virginia 22033.

ARTICLE II
Duration

This corporation shall commence existence on the date of the execution and acknowledgment of these Articles if permitted by law; if not, then on the date of filing. This corporation shall exist perpetually thereafter, unless sooner dissolved according to law.

ARTICLE III
Purpose

This corporation is formed for the following purposes and shall have the following powers:

1. To acquire, retain, invest, exchange, purchase, sell, lease (as either lessee or lessor), borrow, mortgage, pledge, transfer, convey, develop, manage, or otherwise deal in real and personal property within or without the State of Florida, and to conduct, carry on, engage in, within or without the United States of America, any businesses incidental thereto and shall have such powers as trustee, promoter, incorporator, agent, shareholder, partner, member, associate, manager, and/or licensee, of any corporation, partnership, joint venture trust and/or other enterprise.
2. To do everything necessary, proper, or convenient for the accomplishment of the purposes set forth herein, and to do every other act incidental thereto which is not forbidden under the laws of the United States of America, the State of Florida, or by the provisions of these Articles of Incorporation.

ARTICLE IV
Capital Stock

This corporation is authorized to issue 1,000 (1,000) shares of One (\$1.00) Dollar par value capital stock, which shall be designated as "common shares". The entire voting power for the election of directors and for all other purposes shall be in the holders of outstanding common shares.

All the shares of such common stock shall be paid for in cash, or property, real or personal, tangible, intangible, or the lease thereof, or in labor or services in lieu of cash or property, at a just valuation to be fixed by the Board of Directors of this corporation unless otherwise forbidden by the laws of the State of Florida. The payment thereof does not have to be at the time of issuance, provided such shares are subject to calls thereon by the corporation until such time as the whole consideration therefor shall have been paid.

ARTICLE V
Initial Registered Office and Agent

The street address of the initial registered office of this corporation is Joshua A. Muss.

The name of the initial registered agent of this corporation at that address is 8311 Bob-O-Link Drive, West Palm Beach, Florida 33412.

ARTICLE VI
Initial Board of Directors

This corporation shall have at least two (2) directors. The number of directors may be either increased or diminished from time to time by amendment to the Bylaws adopted by the stockholders. The name and address of the initial directors of this corporation, who, unless otherwise provided by the Articles of Incorporation or Bylaws, shall hold office for the first year of existence of the corporation or until their successors are elected or appointed and have qualified, are:

Joshua A. Muss
11781 Lee Jackson Memorial Highway
Oakwood Center, Suite 320
Fairfax, Virginia 22033

Gerald P. Carmen
1730 Pennsylvania Avenue, N.W.
Washington, D.C. 20006

At any time after incorporation, the stockholders may, by a majority vote, determine that the corporation be managed by the stockholders.

ARTICLE VII
Subscribers

The name and address of the person signing these Articles as subscriber is :

Joshua A. Muss
11781 Lee Jackson Memorial Highway
Oakwood Center, Suite 320
Fairfax, Virginia 22033

ARTICLE VIII
Bylaws

In furtherance and not in limitation of the powers conferred by the laws of the State of Florida and the United States of America, the Board of Directors is expressly authorized to frame and adopt any such Bylaws for the corporation as are not inconsistent with the laws of the State of Florida or the United States of America or these Articles of Incorporation. With the exception of fixing the number of directors of the corporation, the Board of Directors is expressly authorized, without the assent of the stockholders, to add to, delete from or otherwise amend the Bylaws of the corporation.

ARTICLE IX
Indemnification and Limitation of Liability

The corporation shall indemnify any officer or director, or any former officer or director of the corporation, to the full extent permitted by law. The private property of the stockholders shall not, unless otherwise provided by law, be subject to the payment of the corporate debts to any extent whatsoever. The corporation shall have a first lien on the shares of its stockholders and upon dividends due them for any indebtedness of such stockholders to the corporation.

ARTICLE X
Working Capital

The Board of Directors shall have the authority to fix any amount which in its discretion need be reserved as working capital of the corporation.

ARTICLE XI
Amendment

The corporation reserves the right to amend, add to, or repeal a provision contained in these Articles of Incorporation in the manner consistent with law and in conformity with the provisions set forth in the Bylaws.

IN WITNESS WHEREOF, the undersigned, being the original subscriber to the capital stock hereinbefore named, for the purpose of forming a corporation for profit to do business both within and without the State of Florida, under the laws of the State of Florida, makes and files these Articles of Incorporation, hereby declaring and certifying that the facts herein stated are true this 5 day of December, 1994.


Joshua A. Muss

STATE OF FLORIDA ^{Virginia}
COUNTY OF PALM BEACH ^{Florida}

BEFORE ME, the undersigned authority, Joshua A. Muss, personally appeared to me well known and known to me to be the person described in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal at West Palm Beach, Florida, this 5 day of December, 1994.

Barry Doe
Notary Public
State of Virginia
My Commission Expires: 11/30/97

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in these Articles, the undersigned hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of his duties.


Joshua A. Muss

FILED
1994 DEC 30 PM 2:27
SECRET/ADMIN
TALLAHASSEE, FLORIDA

FILE NOW: FILING FEE AFTER MAY 1 IS \$225.00

**CORPORATION
ANNUAL REPORT
1995**



FLORIDA DEPARTMENT OF STATE
Sandra B. Morton
Secretary of State
DIVISION OF CORPORATIONS

**FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS**

95 MAY -1 PM 2:02

DOCUMENT # P95000000175 (6)

1. Corporation Name

PROPERTY MANAGEMENT CORPORATION OF AMERICA

Principal Place of Business

**11701 LEE JACKSON MEMORIAL HWY
OAKWOOD CENTER SUITE 320
FAIRFAX VA 22033**

Mailing Address

**11701 LEE JACKSON MEMORIAL HWY
OAKWOOD CENTER SUITE 320
FAIRFAX VA 22033**

DO NOT WRITE IN THIS SPACE.

3. Date Incorporated or Qualified

12/30/1994

3a. Date of Last Report

4. FEI Number

65-0577832

Applied For

Not Applicable

5. Certificate of Status Desired

☐

**\$8.75 Additional
Fee Required**

6. Election Campaign Financing
Trust Fund Contribution

☐

**\$5.00 May Be
Added to Fees**

8. This corporation has liability for intangible tax under S. 199.032,
Florida Statutes ☐ Yes ☒ No

2. Principal Place of Business

21 Suite, Apt. #, etc.

22 City & State

23 Zip

24 Country

2a. Mailing Address

26 Suite, Apt. #, etc.

27 City & State

28 Zip

29 Country

9. Name and Address of Current Registered Agent

**MUSS, JOSHUA A
8311 BOB O LINK DR
WEST PALM BEACH FL 33412**

10. Name and Address of New Registered Agent

81 Name

82 Street Address (P.O. Box Number is Not Acceptable)

83

84 City

FL

85 Zip Code

11. Pursuant to the provisions of Sections 607.0502 and 607.1508, Florida Statutes, the above-named corporation submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. Such change was authorized by the corporation's board of directors. I hereby accept the appointment as registered agent. I am familiar with, and accept the obligations of, Section 607.0505, Florida Statutes.

SIGNATURE

Signature, typed or printed name of registered agent and the if applicable

(NOTE: Registered Agent signature required when registering)

DATE

12. OFFICERS AND DIRECTORS

TITLE **D**
NAME **MUSS, JOSHUA A**
STREET ADDRESS **11701 LEE JACKSON MEMORIAL HWY**
CITY-ST-ZIP **FAIRFAX VA 22033**

TITLE **D**
NAME **CARMEN, GERALD P**
STREET ADDRESS **1730 PENNSYLVANIA AVE NW**
CITY-ST-ZIP **WASHINGTON DC 20008**

TITLE
NAME
STREET ADDRESS
CITY-ST-ZIP

TITLE
NAME
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CITY-ST-ZIP

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NAME
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TITLE
NAME
STREET ADDRESS
CITY-ST-ZIP

13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 12

1.1 TITLE
1.2 NAME
1.3 STREET ADDRESS
1.4 CITY-ST-ZIP

2.1 TITLE
2.2 NAME
2.3 STREET ADDRESS
2.4 CITY-ST-ZIP

3.1 TITLE
3.2 NAME
3.3 STREET ADDRESS
3.4 CITY-ST-ZIP

4.1 TITLE
4.2 NAME
4.3 STREET ADDRESS
4.4 CITY-ST-ZIP

5.1 TITLE
5.2 NAME
5.3 STREET ADDRESS
5.4 CITY-ST-ZIP

6.1 TITLE
6.2 NAME
6.3 STREET ADDRESS
6.4 CITY-ST-ZIP

☐ Change ☐ Addition

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REMITTED BY MAY 1

14. I do hereby certify that the information supplied with this filing is voluntarily furnished and does not qualify for the exemption stated in Section 119.07(3)(k), Florida Statutes. I further certify that the information indicated on this annual report or supplemental annual report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears in Block 12 or Block 13 if changed, or on an attachment with an address.

SIGNATURE:

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

JOSHUA A. MUSS, DIRECTOR

4/13/95 (703) 591-1881