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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.
NAME: INDUSTRIAL PROPERTY HOLDINGS, INC.
FAX AUDIT NUMBER: H95000001126 CURRENT STATUS: REQUESTED
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TALLAHASSEE, FLORIDA

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**ARTICLES OF INCORPORATION OF
INDUSTRIAL PROPERTY HOLDINGS, INC.**

ARTICLE I - NAME

The name of this Corporation is **INDUSTRIAL PROPERTY HOLDINGS, INC.**

ARTICLE II - DURATION

This Corporation shall have a perpetual existence commencing on the Date of Filing

ARTICLE III - PURPOSE

This Corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE IV - CAPITAL STOCK

This Corporation is authorized to issue 7,500 shares of One Dollar (\$1.00) par value common stock, which shall be designated "Common Shares."

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The name of the initial registered agent of this Corporation is J. Carlos Santeiro and the street address of the initial registered office of this Corporation is 2333 Ponce De Leon Blvd., PH Suite 1102, Coral Gables, FL 33134.

THIS INSTRUMENT PREPARED BY:
J. LUIS QUINTANA, ESQUIRE
QUINTANA & ASSOCIATES, P.A.
THE COLONNADE OFFICE TOWERS-PH 1120
2333 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
TELEPHONE (305) 446-0300
FLORIDA BAR #762987

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FLORIDA

ARTICLE VI - INITIAL BOARD OF DIRECTORS

This Corporation shall have five (5) Directors initially. The number of Directors may be increased or decreased from time to time by the By-Laws, but shall never be less than one (1). The name(s) and address(es) of the initial Directors are:

NAMES:ADDRESSES:

J. Carlos Sarselro

10425 S.W. 134 Court
Miami, Florida 33186

Carlos M. Vergara

7128 SE Rivers Edge Road
Jupiter, Fl 33458

Alberto M. Recio

1805 Seagrove Drive
Vero Beach, Fl 32963

Kent A. Windhorst

13260 SW 105 Street
Miami, Fl 33186

John L. Draughon

9756 SW 1 Street
Plantation, Fl 33324

ARTICLE VII - LAWS

The By-Laws of this Corporation may be adopted, altered, amended or repealed by either the Stockholder(s) or Director(s).

ARTICLE VIII - INDEMNIFICATION

The Corporation shall indemnify any Officer or Director, or any former Officer or Director, to the full extent permitted by law.

ARTICLE IX - PREEMPTIVE RIGHTS

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

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ARTICLE X - INCORPORATOR

The person signing these articles is J. Carlos Santeiro and his street address is 10425 SW 134 Court, Miami, FL 33186.

ARTICLE XI - OFFICES

The principal office of the Corporation and mailing address shall be established and maintained at 2333 Ponce De Leon Blvd., P.O. Suite 1102, Coral Gables, FL 33134, County of Dade, State of Florida. The Corporation may also have offices at such places within or without the State of Florida as the board may from time to time establish.

ARTICLE XII - AMENDMENT

This Corporation reserves the right to amend or repeal any provisions contained in these Articles, in accordance with the provisions of the Florida General Corporation Act.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation, this 26 day of January, 1995.


J. Carlos Santeiro

STATE OF FLORIDA)
)
COUNTY OF DADE) ss.

Before me, a Notary Public authorized in the State and County set forth above, personally appeared J. Carlos Santeiro known to me and known by me to be the person(s), who, as Incorporator(s), executed the foregoing Articles of Incorporation of INDUSTRIAL PROPERTY HOLDINGS, INC. and acknowledged before me that he executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 26 day of January, 1995.




NOTARY PUBLIC

My commission expires on:

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**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR
THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED - ACCEPTANCE BY REGISTERED AGENT**

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act.

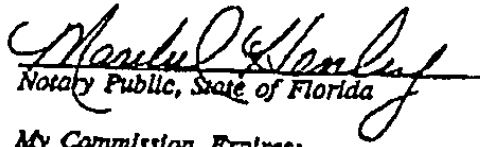
First, that INDUSTRIAL PROPERTY HOLDINGS, INC., a Corporation, desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at the City of Miami, County of Dade, State of Florida, has named J. Carlos Sanuelro, located at 2333 Ponce De Leon Blvd., PH Suite 1102, Coral Gables, FL 33134, as its agent to accept service of process within this State.

Second, having been named to accept service of process for the above stated Corporation, at the place designated in this Certificate, the undersigned hereby agrees to act in this capacity, and further agrees to comply with the provisions of said Act relative to keeping open said office and of all statutes relative to the proper and complete discharge of his duties, i.e., Section 607.325 F.S.

Dated this 26 day of January, 1995.


J. Carlos Sanuelro

SWORN TO AND SUBSCRIBED before me this 26 day of January, 1995.


Notary Public, State of Florida
My Commission Expires:

