

P95000039092

April 4, 1995

Division of Corporations  
Post Office Box 6327  
Tallahassee, FL 32314

RE: Corporation Papers

Division of Corporations;

Enclosed please find a money order in the amount of \$122.50 to  
file the attached Articles of Incorporation.

Please send the final documents to the below listed address.

Sincerely, *Tried. Ducretary assistance*  
*(Mario Alonso)*

Mario Alonso  
2500 SW 107th Avenue  
Suite #20  
Miami, FL 33165-2470

300001449703  
-04/06/95--01075--001  
\*\*\*\*122.50 \*\*\*\*122.50

MSF

Cooperative Management of South Florida, Inc.

Your Personal, Private and Business Property Manager  
Sales, Leasing, Construction, Maintenance and  
Remodeling for all Properties Available

MARIO ALONSO, PRESIDENT  
2500 SW 107TH AVENUE SUITE #20  
MIAMI, FL 33165-2470

PHONE (305) 250-7947

W95-7673

APR 10 1995 BSB

FILED  
MAY 17 PM 1:18  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

675

00534, 11524

734

534



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

May 2, 1995

MARIO ALONSO  
2500 S.W. 107TH AVENUE  
SUITE #20  
MIAMI, FL 33165-2470

SUBJECT: COOPERATIVE MANAGEMENT OF SOUTH FLORIDA, INC.  
Ref. Number: W95000007673

We have received your document for COOPERATIVE MANAGEMENT OF SOUTH FLORIDA, INC. and check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

Please accept our apology for failing to mention this in our previous letter.

USE OF THE WORD "COOPERATIVE" IS PROHIBITED FOR A FOR PROFIT CORPORATION. YOU MUST BE IN COMPLIANCE WITH F. S. 618.27 (1) (2) TO USE THE WORD "COOPERATIVE" IN THE NAME OF A CORPORATION.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6925.

Brenda Baker  
Corporate Specialist

Letter Number: 595A00016236

Division of Corporations...  
Dept. of State  
P.O. Box 6327  
Tallahassee, FL 32311

RE: Refiled Articles of Incorporation & Registered Agent  
Statement

Dear Sir/Madam:

Enclosed please find the revised Articles of  
Incorporation and the Registered Agent  
Statement you requested. The filing fee  
was paid in March.

Sincerely,

DOBA4

---

Mario Alonso

2500 SW 107th Ave

Suite 20 #5

Miami, FL 33165-2420

ARTICLES OF INCORPORATION  
OF  
MANAGEMENT OF SOUTH FLORIDA, INC.

FILED

95 MAY 17 PM 1:18

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, acting as incorporator(s) of a Corporation pursuant to the applicable chapter(s) of the Florida Statutes, adopt(s) the following Articles of Incorporation for such corporation.

ARTICLE I

NAME

The name of this Corporation is:

MANAGEMENT OF SOUTH FLORIDA, INC.

The initial address of the Corporation is:

2500 SW 107TH AVENUE, SUITE 20 #5, MIAMI, FLORIDA 33165-2470

ARTICLE II

GENERAL NATURE OF BUSINESS

The general nature of the business and the objects and purposes proposed to be transacted and carried on or to do any and all of the things herein mentioned, as fully and to the same extent as natural persons might or could do, are as follows:

a) Maintenance and construction of properties, including purchases, renovations or removal of same, the collection of monies earned via the sale or rental and/or lease of specific properties and the contracting to build same.

b) To import, export, purchase, obtain on consignment or otherwise be in possession of all goods, appliances, to otherwise purchase, lease, build, construct, erect, occupy and manage buildings of every kind and character whatsoever; to finance the

purchase, improvement, development and construction of land and buildings belonging to or to be acquired by this company, or any other person, firm or corporation.

c) To purchase, acquire, mortgage, manufacture, own, pledge, lease, hold, sell, assign, transfer, invest in, trade real and personal property of every kind and description.

d) To subscribe for, to purchase and invest, hold, own assign and otherwise dispose of shares of capital stock bonds, mortgages, notes, and other securities, obligations, contracts and evidences of indebtedness of any persons, firms, associations or other corporations, whether domestic or foreign, and to exercise in respect of any such shares of stock, bonds and other securities, and all rights, powers and privileges of individual ownership, including the right to vote thereon, to issue bonds and other obligations, and to secure the same by pledging or mortgaging the whole, or any part of the property of the "Corporation", and to sell such bonds and other obligations for proper corporate purposes, and to do any and all acts and things tending to increase the value of the property at any time held by the "Corporation".

e) To acquire, hold, undertake and fully exploit the good will, property rights, franchises and assets of every kind, and the liabilities of any person(s), firm(s), association(s) and/or corporation(s), either wholly or in part, and to pay for the same in cash, stocks or bonds of the "Corporation" or otherwise.

f) To borrow money and contract debts when necessary in the purchase or acquisition of real, personal and intangible property, business rights or franchises, or for additional working capital,

or for any other object in or about its business or affairs and without limit as to amount, to incur debt and to raise, borrow and secure the payment of money in any lawful manner, including the issue and sale or other disposition of bonds, warrants, obligations, negotiable and transferable instruments and evidence of indebtedness of all kinds, whether secured by mortgage, pledge, deed of trust, or otherwise.

g) In any manner to acquire, enjoy, utilize and to dispose of patents, copyrights and trademarks, and any license of other rights or interest therein and thereunder.

h) To conduct business and operations and to have one or more offices and hold, purchase, mortgage, lease, dispose of, deal in, and convey real and personal property without restrictions in this State and any of the other States, territories, possessions, and dependencies of the United States, the District of Columbia, and in any and all other foreign countries.

i) To purchase or otherwise acquire, become interested in, deal in and with, invest in, hold, pledge, sell, mortgage, lend money on, exchange or otherwise dispose of, or turn to account or realize upon as owner, agent, broker, or factor, all forms of securities, including stocks, bonds, mortgages, notes, evidence of indebtedness, leases, options, certificates of interest, participation certificates, voting trust certificates evidencing shares of or interest in common law trusts, trusts and trust estates or associations, certificates of trust or beneficial interest in trusts, mortgages, contracts and other instruments, securities and rights; to investigate and report with respect to,

and to undertake, carry on, aid, assist or participate in the organizational liquidation or reorganization of financial, commercial, mercantile, manufacturing, industrial or other business concerns, firms, associations or corporations; to institute, participate in or promote commercial, mercantile, financial and industrial enterprises and operations.

j) To engage in and carry on any advertising business in connection with property of any nature, owned, leased or otherwise acquired by this corporation, as principal or agent, with power to let contracts for any such advertisement and to make and carry out contracts of every kind and that may be conducive to the accomplishment of any purpose of the Corporation.

k) To do any and all things, and everything necessary and proper for the accomplishments of the objects enumerated in these Articles of Incorporation or any amendment thereto necessary and incidental to the protection and benefit of the corporation and in general to carry on any lawful business necessary or incidental to the attainment of the objects of the Corporation, whether or not such business is similar in nature to the objects set forth therein, it being understood that the enumeration of specific powers in this Certificate of Incorporation shall not be deemed to be exclusive, but all other lawful powers conferred by the statutes of the State of Florida are hereby included.

### ARTICLE III

#### CAPITAL STOCK

The capital stock of this corporation shall be 100 shares common stocks with no par value. This stock though shall have full

voting rights, preemptive privileges, noncumulative as to dividends, and shall be issued fully paid and nonassessable. The stock shall be restricted as to transfer as follows: This stock may not be transferred on the books of this Corporation, without first giving the right of purchase for ten (10) days to the Corporation at the book value of the stock, and thereafter for five (5) days to any stockholders of record at the same price and terms of any bona fide offer which the holder may desire to accept.

All of said stock shall be payable in cash, equipment, property, real or personal labor or services in lieu of cash, at a fair and just valuation to be fixed by the Board of Directors of this Corporation.

#### ARTICLE IV

##### BEGINNING CAPITAL TO START BUSINESS

The amount of capital with which this Corporation shall commence business shall not be less than five hundred dollars (\$500.00).

#### ARTICLE V

##### CORPORATE EXISTENCE

This Corporation shall exist perpetually unless sooner dissolved according to law.

#### ARTICLE VI

##### PRINCIPAL PLACE OF BUSINESS

The principal place of business of said Corporation shall be at: 2500 SW 107th Avenue, Suite 20 #5, Miami, Florida 33165-2470, with the privilege of having branch offices at other places within or without the State of Florida.



ARTICLE VII

NUMBER OF DIRECTORS

The number of Directors of this Corporation shall be not less than one, nor more than five.

ARTICLE VIII

DIRECTORS

The names and post office addresses of the first Board of Directors of this Corporation who shall hold office for the first year or until their successors are chosen, shall be:

<u>Name:</u>	<u>Address:</u>
MARIO ALONSO 2500 SW 107th Avenue Suite 20 #5 Miami, FL 33165-2470	2500 SW 107th Avenue Suite 20 #5 Miami, FL 33165-2470

ARTICLE IX

SUBSCRIBERS

The names and post office addresses of the subscribers to these Articles of Incorporation together with the number of shares which each agrees to take, and the value of the consideration for same, are as follows:

<u>Name:</u>	<u>Number of Shares</u>	<u>Value of Shares</u>
MARIO ALONSO 2500 SW 107th Avenue Suite 20 #5 Miami, FL 33165-2470	20	\$500.00

ARTICLE X

The Corporation reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation, in the manner now or hereafter prescribed by statute or set out in the corporate bylaws, so long as same does not conflict with the

provisions provided by the Florida Statutes.

The Directors of this corporation shall have the power to make or amend the bylaws and to fix any amount to be reserved for working capital.

The private property of the stockholders shall not be subject to the payment of the corporate debts in any extent whatsoever. The Corporation shall have a first lien on the shares of its members and upon the dividends due them for any indebtedness of such members of the Corporation.

#### ARTICLE XI

The officers of the Corporation shall be controlled by the Board of Directors, and each resolution shall require the approval by the majority vote of all directors before its adoption as a corporate act.

No person shall be required to own, hold, or control stock in this corporation as a condition precedent to holding an office in this corporation.

The original incorporators of this corporation shall have the right, upon its organization, to assign and deliver subscriptions of stock as set forth in Article IX hereof, to any other person, or to firms or corporations who may hereafter become subscribers to the capital stock of the Corporation, who, upon acceptance of said assignment, shall stand in lieu of the original incorporators, and assume and carry out all the rights, liabilities and duties entailed by said subscribers subject to the laws of the State of Florida, and the execution of the necessary instruments of assignment.

ARTICLE XII

The registered Agent of the Corporation shall be:

MARIO ALONSO

and the registered office shall be located at:

2500 SW 107TH AVENUE, SUITE 20 #5, MIAMI, FLORIDA 33165-2470

ARTICLE XIII

The incorporators hereby agree to be bound by and to proceed under the provisions of Section 1244, of the Internal Revenue Code.

IN WITNESS WHEREOF, WE, the undersigned, being each of the original subscribers to the Capital stock herein named above, for the purpose of forming a corporation to do business both within and without the State of Florida, under the laws of Florida, do make and file these Articles, hereby declaring and certifying that the facts herein stated are true, and do respectfully agree to take the number of shares herein set forth as stated above, and hereunto set or hands and seals this 15<sup>th</sup> day of May, 1995.

WITNESS:

\_\_\_\_\_

X Mario Alonso  
MARIO ALONSO

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NOTARY CERTIFICATE

The foregoing Articles of Incorporation was acknowledged before me this 15<sup>th</sup> day of May, 1995, by Mario Alonso, who has produced a State of Florida Drivers License as identification and who did (did not) take and oath.

Elga B. Cendan  
(Notary Public)

My Commission Expires:



ELGA B. CENDAN  
My Comm Exp. 8/28/98  
Bonded By Service Ins  
No. CC403477

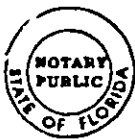
☐ Personally Known ☒ Other I.D.

The undersigned, Mario Alonso, who, as the registered agent of the corporation Management of South Florida, Inc., fully understands the responsibilities and position of being said registered agent. This affidavit was acknowledged before me this 15 day of May, 1995, by Mario Alonso, the undersigned registered agent, who has produced a State of Florida Drivers License as identification and who did (did not) take an oath.

X *Mario Alonso*  
Mario Alonso, Registered Agent

*Elga B. Cendan*  
(Notary Public)

My Commission Expires:



ELGA B. CENDAN  
My Comm Exp. 8/28/98  
Bonded By Service Ins  
No. CC#03477

☐ Personally Known ☒ Other I. R.