

P95000042091

LETTER OF TRANSMITTAL

Date 4/15/95

FILED  
95 MAY 30 PM 3 35  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Secretary of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

8000001496028  
-05/23/95--01004--009  
\*\*\*122.50 \*\*\*122.50

Re CONDESSA REALTY and INVESTMENTS, INC., Inc.  
(name of corporation)

Gentlemen:

Enclosed please find the original and one copy of Articles of Incorporation, together with my check in the amount of \$ 122.50

This represents the cost of the Filing Fees, Certified Copy of Articles of Incorporation and Fee for Registered Agent Designation for the above named corporation.

Very truly yours,

W95-10886

Aurelia Castellano  
(individual's name)

CONDESSA REALTY and INVESTMENTS, Inc.  
(name of corporation)

(634)

Dmc  
5/24/95

MAILING ADDRESS OF CORPORATION		
3180 S.W. 84th Avenue		
Miami, Florida 33155		
PHONE		
( 305 )	554-6236	
Area Code	Number	Ext.

BE 5/30



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

May 24, 1995

AURELIA CASTELLANO  
3180 S.W. 84TH AVENUE  
MIAMI, FL 33155

SUBJECT: CONDESSA REALTY AND INVESTMENTS, INC.  
Ref. Number: W95000010886

FILED  
95 MAY 30 PM 3 35  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

We have received your document for CONDESSA REALTY AND INVESTMENTS, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

According to section 607.0202(1)(b) or 617.0202(1)(b), Florida Statutes, you must list the corporation's principal office, and if different, a mailing address in the document. If the principal address and the registered office address are the same, please indicate so in your document.

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) 487-6923.

Doris McDuffie  
Corporate Specialist Supervisor

Letter Number: 595A00026377

## ARTICLES OF INCORPORATION

of  
CONDESSA REALTY and INVESTMENTS, Inc.  
(name of corporation)

The undersigned subscriber(s) to these Articles of Incorporation, natural person(s) competent to contract, hereby form a corporation under the laws of the State of Florida.

### ARTICLE I - CORPORATE NAME

The name of the corporation is:

CONDESSA REALTY and INVESTMENTS, Inc.

### ARTICLE II - DURATION

This corporation shall exist perpetually unless dissolved according to Florida law.

### ARTICLE III - PURPOSE

The corporation is organized for the purpose of engaging in any activities or business permitted under the laws of the United States and the State of Florida.

### ARTICLE IV - CAPITAL STOCK

The corporation is authorized to issue One Thousand shares (1,000) of One Dollar Dollar(s) (\$ 1.00) par value Common Stock, which shall be designated "Common Shares."

### ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The name and street address of the Initial Registered Agent of this Corporation is:

NAME	AURELIA CASTELLANO		
ADDRESS	169 Lincoln Road, Suite 325		
CITY	Miami Beach	FLORIDA FL	ZIP 33139

### ARTICLE VI - INITIAL BOARD OF DIRECTORS

This corporation shall have Two (2) directors initially. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than one (1). The names and addresses of the initial director(s) of the corporation are as follows:

NAME	Aurelia Castellano- President/Vice President		
ADDRESS	169 Lincoln Road, Suite 325		
CITY	Miami Beach	STATE FL	ZIP 33139
NAME	Maria Diaz- Secretary		
ADDRESS	169 Lincoln Road, Suite 325		
CITY	Miami Beach	STATE FL	ZIP 33139

### ARTICLE VII - CORPORATION'S ADDRESS

The initial post office address of the principal office of this corporation in the State of Florida shall be as follows:

169 Lincoln Road, Suite 325  
Miami Beach, Florida 33139

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95 MAY 30 PM 3:36  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

# ARTICLE VIII INCORPORATORS

The names and addresses of the person(s) signing these Articles of Incorporation are as follows:

NAME Aurelia Castellano		
ADDRESS 169 Lincoln Road, Suite 325		
CITY Miami Beach	STATE FL	ZIP 33139
NAME Maria Diaz		
ADDRESS 169 Lincoln Road, Suite 325		
CITY Miami Beach	STATE FL	ZIP 33139
NAME		
ADDRESS		
CITY	STATE	ZIP

IN WITNESS WHEREOF, the undersigned subscriber(s) have executed these Articles of Incorporation this 15th day of May, 1995.

Aurelia Castellano (Seal)  
Maria Diaz (Seal)  
 \_\_\_\_\_ (Seal)

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF Dade )

before me, a Notary Public authorized to take acknowledgements in the State and County set forth above, personally appeared

Aurelia Castellano and Maria Diaz

known to me and known to be the person(s) who executed the foregoing Articles of Incorporation, and who acknowledged before me that they executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal, in the State and County aforesaid, this 15th day of May, 1995.

(Notary Seal)



Michael R. Torres  
 (Notary Public, State of Florida at Large)

My Commission expires:

15 day of May, 1995

Michael R. Torres  
 Signature of Notary Public - State of Florida

Michael R. Torres  
 Print, Type or Stamp Name of Notary Public

Personally know to me, or Produced Identification: FID# C23 4-000-231-8230

CERTIFICATE AND ACKNOWLEDGEMENT  
OF REGISTERED AGENT

CERTIFICATE OF REGISTERED AGENT  
OF

CONDESSA REALTY and Investments, Inc.  
(name of corporation)

FILED  
95 MAY 30 PM 3:36  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Pursuant to Florida Statutes Sections 48.091 and 607.034, the following is submitted:  
The above corporation, desiring to organize under the laws of the State of Florida with  
its registered office as indicated in the Articles of Incorporation

at 169 Lincoln Road, Suite 325

Miami Beach, Florida 33139

has named Aurelia Castellano

located at the aforesaid address, as its Registered Agent to accept service of process  
within this state.

ACKNOWLEDGEMENT

Having been named to accept service of process for the above stated corporation at  
the place designated in this certificate, I hereby accept to act in this capacity, and agree  
to comply with the provisions of Florida Law in keeping open said office.

Aurelia Castellano  
(registered agent)

P95000042091

June 4, 1996

TO: Division of Corporations

16h  
N

RE: Change of Address

Condessa Realty and Investment, Inc

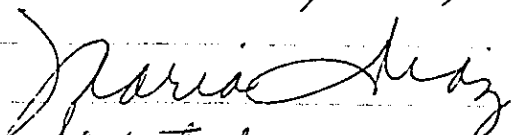
To whom it may concern

Please change the above  
Corporation's Address to:

New Address / Condessa Realty and Investments, Inc  
10250 S.W. 56 St  
Suite D101  
MIAMI, FLORIDA 33165

If you need further information,  
you may reach us at (305) 598-7860

Thank you,

  
Secretary

Tel (305) 598-7860

P95000042091

Requestor's Name

CONDRESSA Realty & Invest  
3180 SW 84 Ave  
Miami, FL 33155

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. \_\_\_\_\_  
(Corporation Name) (Document #)
2. \_\_\_\_\_  
(Corporation Name) (Document #)
3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

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-11/15/96--01033--003  
\*\*\*\*\*35.00 \*\*\*\*\*35.00

- ☐ Walk in ☐ Pick up time \_\_\_\_\_ ☐ Certified Co. ,  
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of State

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input checked="" type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

FILED  
96 NOV 15 PM 12:22  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

SH 11/20

**ARTICLES OF AMENDMENT  
TO  
ARTICLES OF INCORPORATION  
OF**

Condessa Realty And Investments, Inc

(present name)

FILED  
96 NOV 15 PM 12:22  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*Pursuant to the provisions of section 607.1006, Florida Statutes, this corporation adopts the following articles of amendment to its articles of incorporation:*

**FIRST:** Amendment(s) adopted: *(indicate article number(s) being amended, added or deleted)*

Article NO VI - ADD Director  
SOPHIE BOZZA

**SECOND:** If an amendment provides for an exchange, reclassification or cancellation of issued shares, provisions for implementing the amendment if not contained in the amendment itself, are as follows:

**THIRD:** The date of each amendment's adoption: November 13, 1996.

**FOURTH:** Adoption of Amendment(s) (check one)

- ☒ The amendment(s) was/were approved by the shareholders. The number of votes cast for the amendment(s) was/were sufficient for approval.
- ☐ The amendment(s) was/were approved by the shareholders through voting groups.

*The following statement must be separately provided for each voting group entitled to vote separately on the amendment(s):*

"The number of votes cast for the amendment(s) was/were sufficient for approval by \_\_\_\_\_."  
(voting group)

- ☐ The amendment(s) was/were adopted by the board of directors without shareholder action and shareholder action was not required.
- ☐ The amendment(s) was/were adopted by the incorporators without shareholder action and shareholder action was not required.

(continued)



Signed this 13<sup>th</sup> day of November, 19 96.

Signature

  
(By the Chairman or Vice Chairman of the Board of Directors,  
President or other officer if adopted by the shareholders)

OR

(By a director if adopted by the directors)

OR

(By an incorporator if adopted by the incorporators)

MARIA DIAZ

Typed or printed name

Secretary

Title