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RECEIVED
95 AUG 15 AM 11:03
DIVISION OF CORPORATION

LAZARUS CORPORATE INDUSTRIES, INC.
(Requestor's Name)

890 S.W. 87 AVENUE, SUITE 16
(Address)

MIAMI, FLORIDA 33174 (305) 552-5973
(City, State, Zip) (Phone #)

LOCAL REPRESENTATIVE TALLAHASSEE
(904) 385-6715

OFFICE USE ONLY

8000001580358
-00/15/95--01010--056
****122.50 ****122.50

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

1. ELITE PROPERTY GROUP OF MIAMI, INC.
(Corporation Name) (Document #)

2. _____
(Corporation Name) (Document #)

3. _____
(Corporation Name) (Document #)

4. _____
(Corporation Name) (Document #)

☒ Walk in ☒ Pick up time 2:00

☐ Certified Copy

☐ Mail out ☐ Will wait ☐ Photocopy

☐ Certificate of Status

RECEIVED
DIVISION OF CORPORATION

95 AUG 15 PM 12:31

RECEIVED

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

AMENDMENTS	
<input 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

1109
544
506
1095-16436
Examiner's Initials



FLORIDA DEPARTMENT OF STATE

August 15, 1995

Sandra B. Mortham
Secretary of State

LAZARUS

MIAMI, FL

SUBJECT: ELITE PROPERTY GROUP OF MIAMI, INC.
Ref. Number: W95000016436

We have received your document for ELITE PROPERTY GROUP OF MIAMI, 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):

The registered agent designated must be an active Florida corporation or limited liability company or a foreign corporation or limited liability company authorized to transact business in Florida. Please correct the document accordingly.

The name and capacity of the person signing the document must be noted beneath or opposite the signature.

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) 487-6931.

Steven Godfrey
Corporate Specialist

Letter Number: 495A00038265

ARTICLES OF INCORPORATION
OF
ELITE PROPERTY GROUP OF MIAMI, INC.,

THE UNDERSIGNED, has executed the following document as incorporation of the above named corporation, a corporation organized under the laws of the State of Florida, and all rights, duties and obligations of the undersigned as incorporator, and those of the corporation, are to be determined in accordance with the laws of the State of Florida.

ARTICLE I

The name of the corporation shall be:

ELITE PROPERTY GROUP OF MIAMI, INC.

ARTICLE II

This corporation shall commence existence upon the filing of these Articles of Incorporation by the Department of State, State of Florida, and shall have perpetual existence.

ARTICLE III

The general nature of the business and objects and purposes proposed to be transacted and carried on by this corporation are to do any and all of the things herein mentioned, as fully and to the same extent as natural persons might do, viz.

- 1) Transact any and all lawful business.
- 2) Said corporation shall further have powers: to have perpetual succession by its corporate name; To sue and be sued, complain, and defend in its corporate name in all actions or proceedings;

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STATE OF FLORIDA
DEPARTMENT OF STATE

To have a corporate seal, which may be altered at pleasure, and to use the same by causing it, or a facsimile thereof, to be impressed, affixed, or in any other manner reproduced;

To purchase, take, receive, lease or otherwise acquire, own, held, improve, use, and otherwise deal in and with real or personal property or any interest therein, wherever situated;

To sell, convey, mortgage, pledge, create a security interest in, lease, exchange, transfer and otherwise dispose of all or any part of its property and assets;

To lend money to, and use its credit to assist, its officers and employees in accordance with Florida Statute 607.141;

To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge, or otherwise dispose of, and otherwise use and deal in and with, shares or other interest in, or obligations of, other domestic or foreign corporations, associations, partnerships, or individuals, or direct or indirect obligations of the United States or of any other government, state, territory, governmental district, or municipality or of any instrumentality thereof;

To make contracts and guarantees and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds, and other obligations by mortgage or pledge of all or any of its property, franchised, and

Income;

To lend money for its corporate purpose, invest and reinvest its funds, and take and hold real and personal property as security of the payment of funds so loaned or invested;

To conduct its business, carry on its operations, and have offices and exercise the powers granted by this act within or without this state;

To elect or appoint officers and agents of the corporation and define their duties and fix their compensation;

To make and alter by-laws, not inconsistent with its Articles of Incorporation or with the laws of this State, for the administration;

To make donations for the public welfare or for financial-table, scientific, or educational purposes;

To transact any lawful business which the Board of Directors shall find will be in aid of governmental policy;

To pay pensions and establish pension plans, profit sharing plans, stock bonus plans, stock options plans, and other incentive plans for any or all of its directors, officers, and employees of its subsidiaries;

To be a promotor, incorporator, partner, member, associate, or manager of any corporation, partnership, joint venture, trust, or other enterprise;

To have and exercise all powers necessary or convenient to effect its purposes;

To indemnify any person who by reason of the fact that he is or was a director, officer, employee or agent of the corporation to the full extent as permitted by Florida Statute 607.014;

ARTICLE IV

The aggregate number of shares which the corporation shall have authority to issue is the total sum of (1000) shares, having an individual par value of \$1.00 dollar.

Carlos Travieso	33 1/3 shares
Armando Alonso	33 1/3 shares
Victor F. Seijas, Jr.,	33 1/3 shares

Unless otherwise stated in these articles, or in an amendment to these articles, there shall be only one (1) class of stock of this corporation.

ARTICLE V

The street address of the initial registered office, the principal office, and the name of the initial Resident Agent of this corporation shall be:

Richard F. Kondla
12501 North Kendall Drive
Side Suite
Miami, Florida 33183
(305) 598-3911

ARTICLE VI

The initial Board of Directors shall consist of a total of ONE (1) person(s) and the name and address of the person(s) who is to serve as an initial director is (are):

Carlos Travieso
1101 Obispo Avenue

Coral Gables, Florida 33134

Armando Alonso
15580 SW 137 Court
Miami, Florida 33177

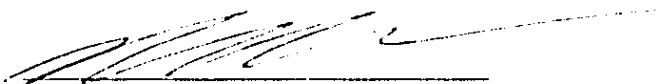
Victor F. Seljas Jr.,
15061 SW 145 Court
Miami, Florida 33186

The name and address of the incorporator executing these

Articles of Incorporation is:

Richard F. Kondla
12501 North Kendall Drive
Side Suite
Miami, Florida 33183
(305) 598-3911

IN WITNESS WHEREOF, the undersigned incorporator has(ve)
executed these Articles of Incorporation this 10th day of
August, 1995.



Incorporator

STATE OF FLORIDA)
) SS.
COUNTY OF DADE)

BEFORE ME, a notary public authorized to take acknowledgments
in the state and county set forth above, personally appeared known,
Richard F. Kondla to me and known by me to be the person(s) who
executed the foregoing Articles of Incorporation, and he (they)
acknowledge before me that he (they) 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 10th day of August, 1995.



Gregory A. [Signature]
NOTARY PUBLIC STATE OF FLORIDA
AT LARGE

My commission Expires:

CERTIFICATE OF DESIGNATION
REGISTERED AGENT / REGISTERED OFFICE

Pursuant to the provisions of Section 607.325 Florida Statutes, the undersigned corporation organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the Corporation is:

ELITE PROPERTY GROUP OF MIAMI, INC.

2. The name and address of the registered agent and office is:

Richard F. Kondla
12501 North Kendall Drive
Side Suite
Miami, Florida 33183
(305) 598-3911

SIGNATURE

[Signature]
Richard F. Kondla

TITLE: Incorporator

Date: 8-10-95

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH

THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE
PERFORMANCE OF MY DUTIES, AND I ACCEPT THE DUTIES AND OBLIGATIONS
OF SECTION 607.325, FLORIDA STATUTES.

SIGNATURE

DATE

FILED
55 AUG 16 PM 3:31
13 AUG 91 CMA 25