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RECEIVED

96 JAN -5 AM 11:28

LAZARUS CORPORATE INDUSTRIES DIVISION OF CORPORATION
(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

700001680267

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****122.50 ****122.50

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

1. EXCEL PROPERTIES & ASSOCIATES 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

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

Examiner's Initials

CVI
1/5/96

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

96 JAN -5 PM 2:34

ARTICLES OF INCORPORATION
OF

EXCEL PROPERTIES & ASSOCIATES, INC.
(Proper Noun)

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
CORPORATION NAME

The corporation's name shall be: EXCEL PROPERTIES & ASSOCIATES, INC.

ARTICLE II
DURATION

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

ARTICLE III
PURPOSE

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

ARTICLE IV
CAPITAL STOCK

The corporation is authorized to issue FIVE HUNDRED (500) shares of ONE DOLLAR (\$ 1.00) par value Common Stock, which shall be designated "Common Shares".

ARTICLE V
PLACE OF BUSINESS

The principal place of business of said corporation, shall be:

2800 SW 70 Court

MIAMI, FL 33155

ARTICLE VI
NUMBER OF DIRECTORS

The number of Directors of this corporation, shall be no less than one (1) nor more than fifteen (15).

ARTICLE VII
BOARD OF DIRECTORS

The name and addresses of the first Board of Directors of this corporation who shall hold office initially, are as follow:

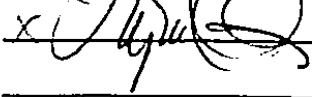
NAME: MAYRA OSORIO
ADDRESS: 2800 SW 70 Court
CITY: MIAMI STATE: FL Z.C.: 33155
NAME:
ADDRESS:
CITY: STATE: Z.C.:
NAME:
ADDRESS:
CITY: STATE: Z.C.:
NAME:
ADDRESS:
CITY: STATE: Z.C.:

**ARTICLE VIII
INCORPORATORS**

The names and addresses of the incorporators signing these Articles of the incorporation, are as follow:

NAME: MAYRA OSORIO	TITLE: PRESIDENT
ADDRESS: 2800 SW 70 Court	
CITY: MIAMI	STATE: FL Z.C.: 33155
NAME:	TITLE:
ADDRESS:	
CITY:	STATE: Z.C.:
NAME:	TITLE:
ADDRESS:	
CITY:	STATE: Z.C.:
NAME:	TITLE:
ADDRESS:	
CITY:	STATE: Z.C.:
NAME:	TITLE:
ADDRESS:	
CITY:	STATE: Z.C.:

IN WITNESS WHEREOF, the undersigned subscriber(s) have executed these Articles of Incorporation this 04 day of JANUARY, 1996.

 (Seal) _____ (Seal)
 _____ (Seal) _____ (Seal)
 _____ (Seal) _____ (Seal)

STATE OF FLORIDA }
COUNTY OF DADE }

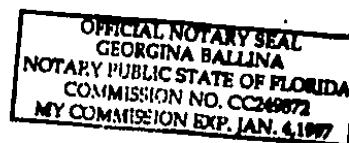
Before me, a Notary Public authorized to take acknowledgement in the
State and County set for above, personally appeared:

MAYRA OSORTO

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

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal, in the
State and County aforesaid, this 04 day of JANUARY, 1996.

Georgina Ballina
Notary Public
State of Florida at large



CERTIFICATE OF REGISTERED AGENT
OF

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 JAN -5 PM 2:34

EXCEL PROPERTIES & ASSOCIATES, INC.
(Name of Corporation)

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

FIRST; That EXCEL PROPERTIES & ASSOCIATES, INC. desiring to
(Proper Noun)

organize under the laws of the State of Florida with its principal office, as indicated in the articles of Incorporation at City of MIAMI,
County of DADE State of FLORIDA, has named:

To: MAYRA OSORIO

Located at: 2800 SW 70 Court


City of: MIAMI County OF: DADE

State of Florida.

as its Agent to accept service of process within this State.

ACKNOWLEDGEMENT

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

X 
Registered Agent