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PREMIER HILL  
LEGAL & FINANCIAL SERVICES

ACCOUNT NO. : 072100000032

REFERENCE : 971142 11694A

AUTHORIZATION :

COST LIMIT : \$

ORDER DATE : May 30, 1996

ORDER TIME : 2:53 PM

ORDER NO. : 971142

CUSTOMER NO: 11694A

CUSTOMER: Richard S. Lehman, Esq  
RICHARD S. LEHMAN, ESQ

Suite 270  
2600 N. Military Trail  
Boca Raton, FL 33431

11694A11694A  
05/31/96 01010-010  
4444470.00 4444470.00

DOMESTIC FILING

NAME: FLAGLER REAL ESTATE, INC.

EFFECTIVE DATE:

☒ ARTICLES OF INCORPORATION  
☐ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

☐ CERTIFIED COPY  
☒ PLAIN STAMPED COPY  
☐ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: GLS

EXAMINER'S INITIALS:

RECEIVED  
96 MAY 30 PM 4:09  
DIVISION OF CORPORATION

96 MAY 30 AM 9:04  
FALLA COUNTY STATE  
TALLAHASSEE FLORIDA

63 5/31/96

CAROLINA A. ECHARTÉ  
435 Barbarossa Ave.  
Coral Gables, Fla. 33146

May 10, 1996

Florida Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Fla. 32314

Re: Articles of Incorporation  
Flagler Real Estate, Inc.

6.00001819988  
-05/14/96--01039--009  
\*\*.\*122.50 \*\*\*\*122.50

Gentlemen,

Enclosed are the following documents:

1. Original and one copy of the Articles of Incorporation of Flagler Real Estate, Inc.
2. Acceptance of Registered Agent Designated in Articles of Incorporation, and
3. Check number 2196 in the amount of \$122.50 representing your filing fees for the above Articles of Incorporation and Acceptance of Registered Agent.

Please return a conformed copy of the Articles of Incorporation to the undersigned in the pre-stamped envelope enclosed.

Very truly yours,

*Caroline A. Echarte*  
Carolina A. Echarte

789,504,671  
m/96—10800

ARTICLES OF INCORPORATION  
OF  
FLAGLER REAL ESTATE, INC.

55 MAY 90 AM 10 00

101 2 000000

The undersigned does hereby execute, acknowledge and file the following Articles of Incorporation for the purpose of creating a corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

FLAGLER REAL ESTATE, INC.

The address of the principal office of this corporation shall be:

1221 Brickell Ave. Suite 1800  
Miami, Fla. 33131

and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory, or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 100 shares of common stock having \$1.00 par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be:

435 Barbara Ave., Coral Gables Fla. 33146

and the name of the initial registered agent of the corporation at that address is:

Raul Echarte

#### ARTICLE V. TERM OF EXISTENCE.

This corporation is to exist perpetually.

#### ARTICLE VI. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation any Shareholders Agreement. This corporation shall have at least one Director. The name and address of the initial members of the Board of Directors is:

Raul Echarte	435 Barbarossa Ave. Coral Gables, Fla. 33146
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Ricardo Dunin	750 S. Mashta Drive Key Biscayne, Fla. 33149
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#### ARTICLE VII. OFFICERS

The name and address of the initial officers of the corporation who shall hold office for the first year of the corporation, or until his successor is elected or appointed is:

Ricardo Dunin President/Treasure	750 S. Mashta Drive Key Biscayne, Fla. 33149
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Raul Echarte Vice President/Secretary	435 Barbarossa Ave Coral Gables, Fla. 33146
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ARTICLE VIII. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation:

Raul Echarte

435 Barbarossa Ave.  
Coral Gables, Fla 33146

IN WITNESS WHEREOF, the undersigned being the Incorporator of the above named corporation, for the purpose of forming a corporation to do business both within and without the State of Florida, under the laws of Florida, does make and file these Articles, hereby declaring and certifying that the facts herein stated are true, and executes these Articles of Incorporation this 10 day of May, 1996.



Raul Echarte, Incorporator

ACCEPTANCE OF REGISTERED AGENT DESIGNATED  
IN ARTICLES OF INCORPORATION

RAUL ECHARTÉ, having a business office identical with the registered office of the corporation named above, and having been designated as the Registered Agent in the above and foregoing Articles is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.



Raul Echarte, Registered Agent

RECEIVED  
SEP 15 1995  
603 NW 66th St  
Miami, FL 33142