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DEPARTMENT OF STATE

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STATE OF FLORIDA

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1000 ADAMS STREET

MIAMI FL 33135-

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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.

NAME: NEA REALTY, INC.

FAX AUDIT NUMBER: H96000009293

CURRENT STATUS: REQUESTED

DATE REQUESTED: 07/03/1996

TIME REQUESTED: 13:29:39

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EMPIRE CORPORATE KIT

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**ARTICLES OF INCORPORATION OF  
NEA REALTY, INC.**

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**ARTICLE I - NAME**

The name of this Corporation is NEA REALTY, INC.

**ARTICLE II - DURATION**

This Corporation shall have a perpetual existence commencing on the Date of Filing.

**ARTICLE III - PURPOSE**

This Corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida.

**ARTICLE IV - CAPITAL STOCK**

This Corporation is authorized to issue 7,500 shares of One Dollar (\$1.00) per value common stock, which shall be designated "Common Shares."

**ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT**

The name of the initial registered agent of this Corporation is Nea Rodriguez and the street address of the initial registered office of this Corporation is 8125 NW 7 Street, Miami, FL 33126.

THIS INSTRUMENT PREPARED BY:  
JUAN CARLOS VIERREZ, ESQUIRE  
QUINTANA & ASSOCIATES, P.A.  
336 MINORCA AVENUE  
CORAL GABLES, FLORIDA 33134  
TELEPHONE (305) 446-0000  
FLORIDA BAR #634887

H9 600 0009293

**PAGE TWO OF ARTICLES OF INCORPORATION  
OF NEA REALTY, INC.**

**ARTICLE VI - INITIAL BOARD OF DIRECTORS**

This Corporation shall have one (1) Director initially. The number of Directors may be increased or decreased from time to time by the By-Laws, but shall never be less than one (1). The name(s) and address(es) of the initial Directors are:

**NAMES:**

Nea Rodriguez

**ADDRESSES:**

8125 NW 7 Street  
Miami, FL 33126

**ARTICLE VII - LAWS**

The By-Laws of this Corporation may be adopted, altered, amended or repealed by either the Stockholder(s) or Director(s).

**ARTICLE VIII - INDEMNIFICATION**

The Corporation shall indemnify any Officer or Director, or any former Officer or Director, to the full extent permitted by law.

**ARTICLE IX - PREEMPTIVE RIGHTS**

Every Stockholder, upon the sale for cash of any new stock of this Corporation of the same kind, class or series as that which he/she already holds, shall have the right to purchase his/her pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

**ARTICLE X - INCORPORATOR**

The person signing these articles is Nea Rodriguez and his street address is 8125 NW 7 Street, Miami, FL 33126.

**ARTICLE XI - OFFICES**

The principal office of the Corporation and mailing address shall be established and maintained at 8125 NW 7 Street, Miami, FL 33126, County of Dade, State of Florida. The Corporation may also have offices at such places within or without the State of Florida as the board may from time to time establish.

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**PAGE THREE OF ARTICLES OF INCORPORATION  
OF NEA REALTY, INC.**

**ARTICLE XII - AMENDMENT**

This Corporation reserves the right to amend or repeal any provisions contained in these Articles, in accordance with the provisions of the Florida General Corporation Act.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation, this 30<sup>th</sup> day of June, 1996.

  
\_\_\_\_\_  
NEA RODRIGUEZ

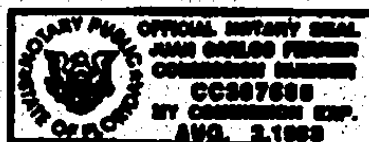
STATE OF FLORIDA     )  
                                  )  
COUNTY OF DADE     ) ss.

**NOTARY CERTIFICATION/ACKNOWLEDGMENT**

I HEREBY CERTIFY that the foregoing instrument was acknowledged by NEA RODRIGUEZ before me on this 30<sup>th</sup> day of June, 1996, who is/are personally known to me ( ) or who produced identification (X) and who did take an oath.

Witness my hand and seal in the County & State aforementioned.

  
\_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
Juan Carlos Ferrer  
Printed Name of Notary Public  
My Commission Expires:



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**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR  
THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON  
WHOM  
PROCESS MAY BE SERVED - ACCEPTANCE BY REGISTERED AGENT**

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

First, that **NEA REALTY, INC.**, a Corporation, desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at the City of Miami, County of Dade, State of Florida, has named **Nea Rodriguez**, located at **8125 NW 7 Street, Miami, FL 33126**, as its agent to accept service of process within this State.

Second, having been named to accept service of process for the above stated Corporation, at the place designated in this Certificate, the undersigned hereby agrees to act in this capacity, and further agrees to comply with the provisions of said Act relative to keeping open said office and of all statutes relative to the proper and complete discharge of his duties, i.e., Section 607.325 F.S.

Dated this June 30<sup>th</sup> 1996.

  
NEA RODRIGUEZ

**NOTARY CERTIFICATION/ACKNOWLEDGEMENT**

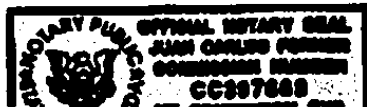
I HEREBY CERTIFY that the foregoing instrument was acknowledged by **NEA RODRIGUEZ** before me on this 30<sup>th</sup> day of June, 1996, who is/are personally known to me ☐ or who produced identification ☒ and who did take an oath.

Witness my hand and seal in the County & State aforementioned.

  
NOTARY PUBLIC, State of Florida

Juan Carlos Ferrer  
Printed Name of Notary Public

My Commission Expires:



SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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