

P97000003172

Albert Hsh

Requestor's Name

15323 SW 53 Terr

Address

Miami FL

33185

City/State/Zip

Phone #

Office Use Only

97 JAN 13 PM 12:06

FILED

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

1. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #) 000002058170--8  
-01/15/97--01002--011
2. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #) \*\*\*\*\*35.00 \*\*\*\*\*35.00
3. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #) 7000002014187--8  
-11/26/96--01086--019
4. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #) \*\*\*\*\*35.00 \*\*\*\*\*35.00

☐ Walk in

☐ Pick up time \_\_\_\_\_

☐ Certified Copy

☐ Mail out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

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 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

678 296-75460  
609/615

RA designation  
not enough time



**FLORIDA DEPARTMENT OF STATE**  
**Sandra B. Mortham**  
Secretary of State

December 5, 1996

**ALBERT ASH**  
**15323 SW 53RD TERRACE**  
**MIAMI, FL 33185**

**SUBJECT: BEST BUY REALTY INC.**  
Ref. Number: W96000025460

We have received your document for BEST BUY REALTY INC. and check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

There is a balance due of \$35.00. Refer to the attached fee schedule for a breakdown of the fees. Please return a copy of this letter to ensure your money is properly credited.

The designation of the registered agent must be at a Florida street address.

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation"); and the registered agent's signature.

**CORPORATIONS BASIC FEES**

**Profit and NonProfit**  
**Florida & Foreign Corp.**

<b>Filing Fees</b>	<b>\$35.</b>
<b>Registered Agent</b>	
<b>Designation</b>	<b>\$35.</b>
<b>Certified Copy</b>	<b>\$52.50</b>
<b>Total Fee Due</b>	<b>\$122.50</b>

<b>Certified Copy of any record</b>	<b>\$52.50</b>
<b>Reinstatement</b>	<b>\$175.00</b>
<b>Annual Report</b>	<b>\$61.25</b>
<b>plus Supplemental Fee of</b>	<b>\$138.75</b>
<b>Articles of Correction</b>	<b>\$35.00</b>
<b>Revocation of Dissolution</b>	<b>\$35.00</b>

Dissolution & Withdrawal	\$35.00
Amendment of any record	\$35.00
Certificate of Status	\$8.75
Name Reservation	
(120 day non-renewable)	\$35.00
Foreign Name Registration	\$87.50
Foreign Name Renewal	\$87.50
Merger	\$35.00 for each party
Substitute Service of process	
(Chapter 48)	\$8.75
Registered Agent Change	\$35.00
Registered Agent Resignations	
Active Corporations	\$87.50
Inactive Corporations	\$35.00
Resignation of Officer/Director	\$35.00
Trade & Service Marks	\$87.50 per class
Trade & Service Marks Renewals	\$87.50 per class
Trade & Service Mark Assignments	\$50.00

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) 487-6878.

Terri Buckley  
Corporate Specialist

Letter Number: 796A00054544

ARTICLES OF INCORPORATION

OF

Best Buy Realty Inc.

We, the undersigned, hereby execute these Articles of Incorporation for the purpose of becoming a corporation under the laws of the State of Florida, by and under the provisions of the Statutes of the State of Florida providing for the formation, rights, privileges, immunities and liabilities of corporation for profit.

ARTICLE ONE

The name of the corporation is: Best Buy Realty Inc.

ARTICLE TWO

The general nature of the business to be conducted shall be:

The corporation may engage in any activity or business permitted under the laws of the United States of America and the State of Florida, and additionally;

- (A) To engage in the business of selling real estate, both commercial & residential properties including the sale of undeveloped land used for the purpose of construction site building and resort vacation development.
- (B) To build, manage, promote, hold, develop, and in all other manner and form, buy and sell, lease or let, assign or deal with real estate, whether the same by improved or unimproved, and to construct thereon private single dwellings or multi-family structures and/or structures for commercial dwellings, multi-family structures or commercial structure; and, in addition thereto, to build, manage, promote hold, develop, buy or sell personal or other forms or property, both real, personal and/or mixed, wherever situate.
- (C) To acquire by purchase, lease or otherwise, land and interest in lands, whether improved or unimproved, and to own, hold, improve, develop and manage any real estate so acquired; and to erect or cause to be erected on any lands owned, held or accepted by the corporation, buildings or other structures, public or private, with their appurtenances, and to manage, operate, lease, rent, rebuild, enlarge, alter or improve any buildings or other structures now or hereafter erected on any lands so owned, held or occupied, and to encumber or dispose of any lands or interests in lands, and any buildings or other structures at any time owned or held by the corporation. To buy; sell; mortgage; exchange; lease; hold for investment; or otherwise use and operate real estate of all kinds, improved or unimproved, and any right or interest therein.
- (D) To acquire by purchase, lease, manufacture or otherwise any personal property deemed necessary or useful in the equipment, furnishing, improvement, development or management of any property, real or personal, at any time owned, held, or occupied by the corporation, and to invest, trade and deal in any personal property deemed beneficial to the corporation, and to lease, rent, encumber or dispose of any personal property at any time owned or held by the corporation.
- (E) To contract debts and borrow money, issue and sell or pledge

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and to execute such mortgages, transfers of corporation property or other instruments to secure the payment of corporate indebtedness as required.

- (F) To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of the capital stock of, any bonds, securities, or other evidences of indebtedness created by any other corporation of the State of Florida or any other state or government, and, while owner of such stock, to exercise all of the rights, powers and privileges of ownership, including the right to vote such stock.
- (G) To purchase the corporate assets of any other corporation and engage in the same or other character of business.
- (H) To enter into, make, perform and carry out contracts and agreements of every kind, for any lawful purpose, without limit as to amount, with any person, firm, association or corporation, and to transact any further and other business necessarily connected with the purposes of this corporation, or calculate to facilitate the same.
- (I) To carry on any or all of its operations and businesses and to promote its objects within the State of Florida or elsewhere, without restriction as to place or amount; and to have, use, exercise and enjoy all of the general powers of like corporations.
- (J) To do any or all of the things herein set forth to the same extent as natural persons might do or could do, and in any part of the world, as principals, agents, contractors, or otherwise, alone or in company with others, and to do and perform all such other things and acts as may be necessary, profitable or expedient in carrying on any of the business or acts above-named.
- (K) The intention is that none of the objects and powers as hereinabove set forth, except where otherwise specified in this Article, shall be in anywise limited or restricted by reference to or inference from the terms of any other objects, power or clauses of this Article or any other Articles; but that the objects and powers specified in each of the clauses in this Article shall be regarded as independent objects and powers.

### ARTICLE THREE

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is 500 shares of common stock of \$1.00 par value.

### ARTICLE FOUR

This corporation shall begin business with a capital or not less than \$500.00 five hundred Dollars.

### ARTICLE FIVE

This corporation shall have perpetual existence.

### ARTICLE SIX

The initial street address of the principal office of this corporation shall be 18800 NW. 2 Ave, Miami, Fl. 33169  
33183

The Board of Directors may, from time to time, designate such other post office address and place of the principal office of this corporation as it may see fit.

#### ARTICLE SEVEN

The number of directors of this corporation shall be as provided by the by-laws, but shall not be less than one in number nor more than seven and shall be one in number until otherwise fixed or changed by the by-laws.

#### ARTICLE EIGHT

The name and address of each subscriber to these Articles of Incorporation, and the number of shares of stock which each agrees to take are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>NUMBER OF SHARES</u>
Albert Ash	15323 SW. 53 Terr. Miami, Fl. 33185	250 50 %
Josue Lopez	2343 NW. 15 St. Miami, Fl. 33125	250 50 %

#### ARTICLE NINE

The names and street addresses of the first Board of Directors who, subject to the provisions of the Articles of Incorporation, the by-laws of this corporation, and the laws of the State of Florida, shall hold office for the first year of the corporation's existence or until their successors are elected and have qualified, are as follows:

<u>NAME</u>	<u>POST OFFICE ADDRESS</u>	<u>OFFICE</u>
Josue Lopez	2343 NW. 15 St. Miami, Fl. 33125	President
Albert Ash	15323 SW. 53 Terr. Miami, Fl. 33185	Secretary/ Treasurer

#### ARTICLE TEN

These Articles of Incorporation shall be effective upon filing with the Secretary of State.



#### ARTICLE ELEVEN

The address of the Resident Agent of the corporation shall be 18800 NW. 2 Ave, Miami, Fl. 33169 and the name of the Resident Agent shall be JOSUE LOPEZ who maintains an office at the abovementioned address.

*I HEREBY AM FAMILIAR WITH AND ACCEPT THE DUTIES AND RESPONSIBILITIES AS REGISTERED AGENT FOR SAID CORPORATION.*

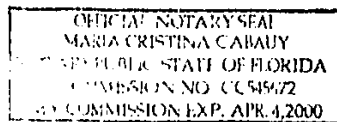
#### ARTICLE TWELVE

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders, and approved at a stockholders' meeting by (at least) a majority of the stockholders entitled to vote thereon, unless all of the stockholders sign a written statement manifesting their intention that a certain amendment to these Articles of Incorporation be made.

  
\_\_\_\_\_  
JOSUE LOPEZ  
  
\_\_\_\_\_  
ALBERT ASH

BEFORE ME, the undersigned authority, personally appeared Albert Ash and Josue Lopez, to me well known and known to me to be those of the individuals described in and who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed the same for the purpose therein expressed.

WITNESS my hand and seal in the County and State aforesaid  
on this 18<sup>th</sup> day of November, 1996  
21st November 1996

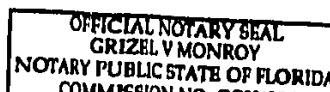
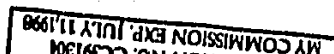


Maria Cristina Cabanero  
Notary Public, State of Florida

ID Shown \_\_\_\_\_  
Personally Known X

Angel V. Cruz  
Notary Public, State  
of Florida

Proof of ID: FL Driver's License



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