

PA000009418



ACCOUNT NO. : 072100000032

REFERENCE : 242660 4340059

AUTHORIZATION :

Patricia Pizzuto

COST LIMIT : \$ 122.50

ORDER DATE : January 30, 1997

ORDER TIME : 11:29 AM

ORDER NO. : 242660-005

000002074150--0

CUSTOMER NO: 4340059

CUSTOMER: Toni Clark, Legal Assistant  
KELLEY DRYE & WARREN, LLP

2400 Miami Center  
201 South Biscayne Boulevard  
Miami, FL 33131-2399

DOMESTIC FILING

NAME: CSR PROPERTY MANAGEMENT, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Carina L. Dunlap

EXAMINER'S INITIALS:

FILED  
97 JAN 30 PM 2:42  
TALLAHASSEE, FLORIDA

RECEIVED  
97 JAN 30 PM 1:11  
DIVISION OF CORPORATION

KK  
1-30-97

**ARTICLES OF INCORPORATION  
OF**

**CSR PROPERTY MANAGEMENT, INC.**

FILED  
97 JAN 30 PM 2:43  
SECRET  
TALLAHASSEE, FLORIDA

I, the undersigned incorporator, hereby make, acknowledge and file these Articles of Incorporation for the purpose of forming a corporation under the laws of the State of Florida.

**ARTICLE I**

**NAME**

The name and principal address of this Corporation shall be:

**CSR PROPERTY MANAGEMENT, INC.  
2000 South Dixie Highway, Suite 210 B  
Coconut Grove, Florida 33133**

**ARTICLE II**

**NATURE OF BUSINESS**

The general purpose for which this Corporation is organized is to transact any or all lawful business for which corporations may be incorporated under Chapter 607, Florida Statutes.

**ARTICLE III**

**AUTHORIZED SHARES**

The Corporation shall be authorized to create and issue 10,000 shares of Common Stock having a par value of \$0.01 per share.

**ARTICLE IV**

**TERM OF EXISTENCE**

The term of this Corporation shall commence with the filing of these Articles of Incorporation. The Corporation shall exist perpetually unless dissolved according to law.

**ARTICLE V**

**INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this Corporation in the State of Florida shall be:

2000 South Dixie Highway, Suite 210 B  
Coconut Grove, Florida 33133

The name of the initial registered agent of this Corporation at that address shall be:

Carlos S. Ruga

**ARTICLE VI**

**BOARD OF DIRECTORS**

The powers of the Corporation shall be exercised by or under the authority of, and the business and affairs of the Corporation shall be managed under the direction of, a Board of Directors, which shall have one (1) director initially. The number of directors may be increased or decreased by the shareholders from time to time as provided in the Bylaws of the Corporation.

**ARTICLE VII**

**DIRECTORS - NAMES AND STREET ADDRESSES**

The name and street address of the initial member of the first Board of Directors who shall hold office until his successors have been duly elected or appointed and have qualified are as follows:

<b><u>Name</u></b>	<b><u>Street Address</u></b>
Carlos S. Ruga	2000 South Dixie Highway Suite 210 B Coconut Grove, Florida 33133

**ARTICLE VIII**

**INCORPORATOR**

The name and street address of the incorporator signing these Articles of Incorporation are as follows:

<u>Name</u>	<u>Street Address</u>
William L. Rafferty, Jr., Esq.	c/o Kelley Drye & Warren 201 South Biscayne Blvd. Suite 2400 Miami, Florida 33131

IN WITNESS WHEREOF, the undersigned incorporator has made and subscribed these Articles of Incorporation at Miami, Florida, for the uses and purposes aforesaid, this 29th day of January, 1997.

  
\_\_\_\_\_  
William L. Rafferty, Jr., Esq.  
Incorporator

SENT BY:

1-29-97 : 16:20 :KELLEY DRYE & WARREN-4150#507061#0001#854:# 5

**DESIGNATION AND ACCEPTANCE  
OF  
REGISTERED AGENT**

In pursuance of Section 48.091 and Chapter 607, Florida Statutes, CSR Property Management, Inc., having filed its Articles of Incorporation contemporaneously herewith, with its registered office as indicated therein at 2000 South Dixie Highway, Suite 210 B, Coconut Grove, Florida 33133, has named Carlos S. Ruga, located thereat as its registered agent to accept service of process within this state.

By: William L. Rafferty, Jr.  
William L. Rafferty, Jr., Esq.  
Incorporator

Having been named as registered agent to accept service of process for the above-stated corporation, at the location designated herein, I hereby accept the appointment to act in this capacity, and agree to comply with the laws of Florida applicable thereto.

Carlos S. Ruga  
Registered Agent

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97 JAN 30 PM 2:43  
TALLAHASSEE, FLORIDA