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REFERENCE : 425467 154172A

AUTHORIZATION :

Patricia Pujols

COST LIMIT : \$ 122.50

ORDER DATE : June 11, 1997

ORDER TIME : 10:0 AM

ORDER NO. : 425467-005

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CUSTOMER NO: 154172A

CUSTOMER: Jose J. Leonardo, Esq
JOSE J. LEONARDO, ESQ

Suite 222
12515 N. Kendall Drive
Miami, FL 33186

DOMESTIC FILING

NAME: OAK VIEW DEVELOPERS, 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: Karen B. Rozar

EXAMINER'S INITIALS:

FILED
91 JUN 12 PM 1:51
TALLAHASSEE, FLORIDA

RECEIVED
97 JUN 12 AM 11:30
DIVISION OF CORPORATION

1 JUN 12 1997

ARTICLES OF INCORPORATION
OF
OAK VIEW DEVELOPERS, INC.

FILED
97 JUN 12 PM 1:51
TALLAHASSEE, FLORIDA

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

OAK VIEW DEVELOPERS, INC.

The address of the principal office of this corporation shall be 2151 LeJeune Road, Suite 200, Coral Gables, Florida 33134, 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 1201 Hays Street, Tallahassee, Florida 32301, and the name of the initial registered agent of the corporation at that address is Corporation Service Company.

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. This corporation shall have four Directors, initially. The names and addresses of the initial members of the Board of Directors are:

Gustavo Bengochea, Jr. Dir.	2151 LeJeune Road, Suite 200 Coral Gables, Florida 33134
Eugene C. Ferri, III Dir.	Same
Wilfredo R. Padron Dir.	Same
Juan De Sosa Dir.	Same

ARTICLE VII. OFFICERS

The name and addresses of the initial officers of the corporation who shall hold office for the first year of the corporation, or until their successors are elected or appointed are:

Gustavo Bengochea, Jr. Pres.	2151 LeJeune Road, Suite 200 Coral Gables, Florida 33134
Eugene C. Ferri, III V.Pres.	Same
Wilfredo R. Padron Sec.	Same
Juan De Sosa Treas.	Same

ARTICLE VIII. INCORPORATOR

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

Corporation Service Company
1201 Hays Street
Tallahassee, Florida 32301

IN WITNESS WHEREOF, the undersigned agent of Corporation Service Company, has hereunto set their hand and seal of Corporation Service Company on June 12, 1997.

CORPORATION SERVICE COMPANY

By: Laura R. Dunlap
Its Agent, Laura R. Dunlap

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

Corporation Service Company, a Delaware corporation authorized to transact business in this State, 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.

CORPORATION SERVICE COMPANY

By: Laura R. Dunlap
Its Agent, Laura R. Dunlap

ACG/kbr

ALL DOCUMENTS FILED
IN THE OFFICE OF THE
CLERK OF THE CIRCUIT COURT
IN AND FOR THE COUNTY OF
DADE, FLORIDA

07/07/12 PM 1:51