

P97000101195

Nunez & Associates  
2213 S W 139 Avenue  
Miami, Florida 33175  
(305)554-1359

NOVEMBER 12, 1997

Florida Department of State  
New Filings Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Fl. 32314

900002348399--4

-11/17/97--01039--010

\*\*\*\*122.50 \*\*\*\*122.50

Gentlemen:

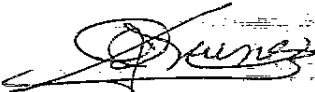
Enclosed herewith, please find check #33 for \$122.50 to cover the fees for incorporation of TOP 5 REALTY, INC. as well as a Certified Copy of the articles of Incorporation attached herein. We trust that you would find everything in order and that you would forward to us, Nunez & Associates, the Incorporator, at your earliest convenience the Certified copy of the articles of Incorporation, as well as the charter number assigned.

Please forward same to:

Nunez & Associates  
2213 S W 139 Avenue  
Miami, Florida 33175

Thanking you in advance for your prompt attention to this matter,  
we remain,

Very Truly Yours,  
Nunez & Associates



Jose A. Nunez

FILED  
97 NOV 26 AM 8:47  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Handwritten signature and date: 12/2/97



**FLORIDA DEPARTMENT OF STATE**

**Sandra B. Mortham**  
Secretary of State

November 19, 1997

**NUNEZ & ASSOCIATES**  
2213 SW 139 AVENUE  
MIAMI, FL 33175

**SUBJECT: TOP 5 REALTY, INC.**  
Ref. Number: W97000026143

We have received your document for TOP 5 REALTY, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent and street address must be consistent wherever it appears in your document.

Please return the original and one copy of 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 (850) 487-6933.

**Dana Calloway**  
Document Specialist

Letter Number: 397A00055480

CERTIFICATE OF INCORPORATION

OF

TOP 5 REALTY, INC.

FILED  
97 NOV 26 AM 8:47  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

We, the undersigned, in order to form a corporation for the purposes hereinafter stated, under and pursuant to the provisions of the Several Acts of Legislature of the State of Florida, do hereby subscribe to this certificate of incorporation.

FIRST: The name of the corporation is :

TOP 5 REALTY, INC.

and its principal place of business will be at

2213 S W 139 AVE. MIAMI, FLORIDA 33175

SECOND: The business of this corporation shall be to engage in any and all lawful business or businesses.

THIRD: The corporation shall have one class of stock, namely common, voting and participating. Each share of stock shall be \$1.00 par value and the maximum number of shares to be issued and outstanding at any one time is 1000.

All of such stock shall be issued as fully paid for and exempted from assessment. Such stock may be paid for in property, labor or services and property and labor or services may be purchased or paid for by the corporation with such stock. Likewise stock of other corporations or going businesses may be purchased by corporation in return for this corporation's stock. Such property, labor, services and stock of other corporations and going business shall be at just valuation determined by the Board of Directors. This corporation may purchase, trade, or otherwise acquire, hold or re-issue shares of its own stock.

FOURTH: The amount of capital with which the corporation shall begin business will not be less than FIVE HUNDRED (\$500.) DOLLARS.

FIFTH: The existence of the corporation shall be perpetual.

SIXTH: The board of directors shall consist of no fewer than one or more than seven directors.

SEVENTH: The common stock of this corporation shall be issued pursuant to the requirements of section 1244 of the Internal Revenue code and the regulations issued thereunder.

EIGHTH: The names and post office address of the first officers and directors who, subject to the provisions of this certificate of incorporation, the By-laws and the laws of the state of Florida thereunto appertaining, shall hold office for the first year of the corporation's existence or until their successors are elected and shall have qualified, are as follows:

<u>Office</u>	<u>Name</u>	<u>Post office address</u>
PRESIDENT	PEDRO E. VENTURA	15448 S W 138 PL. MIAMI, FLORIDA 33177
SECRETARY	JOSE A. NUNEZ	2213 S W 139 AVE. MIAMI, FLORIDA 33175

NINTH: The name and post office address of each subscriber to the Certificate of Incorporation and the number of shares of stock which each agrees to take are as follows:

<u>Name</u>	<u>Post office address</u>	<u>#</u>	<u>Shares</u>
JOSE A. NUNEZ	2213 S W 139 AVE. MIAMI, FLORIDA	33175	20
ELSA V. COHEN	9952 S W 8 STREET MIAMI, FLORIDA	33174	20
SUZANNE COHEN-SANCHEZ	18020 S W 139 CT. MIAMI, FLORIDA	33183	20
ANTONIO LEON	10421 S W 142 AVE MIAMI, FLORIDA	33186	20
PEDRO E. VENTURA	15448 S W 138 PL. MIAMI, FLORIDA	33177	20

For the stock the above-named party will pay the sum of Five and no/100 (5.00) Dollars-----for each share of stock, or a total of FIVE HUNDRED and no/100 ( 500.00 ) DOLLARS.

TENTH: The stockholders of this corporation may divide themselves into groups for the purposes of obtaining unit control in the corporation, and when any agreement shall be binding upon the corporation, it shall be recognized by the directors and shall be observed by the officers and agents of the corporation; and particularly the stockholders are authorized to include in such agreements entered into between themselves provisions which will confer upon the individual groups the power to elect certain numbers of directors and, in particular, the stockholders may include in agreements between themselves the following as valid matters of agreement, to wit:

- (a) The manner and method in which the persons by whom directors may be elected.
- (b) Any limitations upon the transferability or assignment of the stock.
- (c) The conferring of preemptive rights of purchase upon stockholders as conditions precedent to the sale of any other stock.
- (d) The making of By-Laws and rules for holding meetings and what constitutes a quorum therefore.
- (e) Any matters related to effectuating the purposes included in any of the foregoing matters.

Agreements between stockholders shall continue binding upon the corporation until there is filed with the president and secretary of the corporation, in duplicate, a written instrument signed by the persons who originally created such stockholder agreement ( or their successors in ownership, providing such succession in ownership shall have been accomplished in accordance with the terms of the stockholders agreement ) consenting to the revocation and cancellation of the agreement among the stockholders.

ELEVENTH: Cumulative voting may be permitted by the terms of the by-laws.

TWELFTH: JOSE A. NUNEZ residing at 2213 S W 139 AVE.  
MIAMI, FLORIDA 33175

agent for service of process upon this corporation, subject nevertheless to the right of this corporation to change such resident agent and the office location of place of business for service of process in the manner provided in Section 48.091(1) of Florida Statutes.


IN WITNESS WHEREOF, the parties hereto have hereunto set their hand and seals this 12 day of NOVEMBER A.D., 1997.

Signed, sealed and delivered  
in the presence of ( As to all )

\_\_\_\_\_

  
PEDRO E. VENTURA (Seal)

\_\_\_\_\_

  
JOSE A. NUNEZ (Seal)

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

  
JOSE A. NUNEZ, REGISTER AGENT

FILED  
97 NOV 26 AM 8:47  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

STATE OF FLORIDA     }  
COUNTY OF DADE       } SS:

BE IT REMEMBERED that on this day personally appeared before me the undersigned notary public in and for the State of Florida.

PEDRO E. VENTURA and JOSE A. NUNEZ

parties to the foregoing certificate of incorporation, known to me personally to be such, upon their oath, they acknowledged the same to be the act and deed of such signers and that the facts therein stated are truly set forth.

WITNESS my hand and official seal at Miami, said county and State, this 12 day of NOVEMBER A.D., 1997

( SEAL )

*Suzanne Cohen-Sanchez*  
SUZANNE COHEN, Notary public  
State of Florida

