

P99000040416

DOWNTOWN DEVELOPMENT CORPORATION

C/O JOSEPH M FILLOY
100 N BISCAYNE BLVD STE 700
MIAMI FL 33132

City/State/Zip

Phone #

Office Use Only

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

1. _____
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

☐ 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

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-04/30/99-01083-001
****122.50 *****78.75

FILED
99 APR 30 PM 3:49
STATE OF FLORIDA
TALLAHASSEE

**ARTICLES OF INCORPORATION OF
DOWNTOWN DEVELOPMENT CORPORATION**

FILED
99 APR 30 PM 3:49
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of this Corporation is **DOWNTOWN DEVELOPMENT CORPORATION**

ARTICLE II - PURPOSE

This Corporation shall have perpetual existence and may engage in any and all lawful business under the laws of the United States and the State of Florida.

ARTICLE III - CAPITAL STOCK

This corporation is authorized to issue 1,000 shares of one dollar (\$1.00) par value common stock.

ARTICLE IV - PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash or any new common stock of this corporation, shall have the right to purchase their pro rata share (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The present street address of the office of this corporation 25 S.E. 2nd Avenue, Suite 750, Miami, Florida, 33131. The name of the initial Registered Agent of this corporation is Rafael Kapustin, mailing address is 25 S.E. 2nd Avenue, Suite 750, Miami, Florida, 33131.

ARTICLE VI - INITIAL BOARD OF DIRECTORS

This corporation shall have one director initially. The number of directors may either increase or diminished from time to time by the by-laws, but shall never be less than one (1). The initial director of this corporation is:

Rafael Kapustin

ARTICLE VII - INCORPORATOR

The name and address of the person signing this articles is:

Rafael Kapustin
25 S.E. 2nd Avenue, Suite 750
Miami, Florida 33131

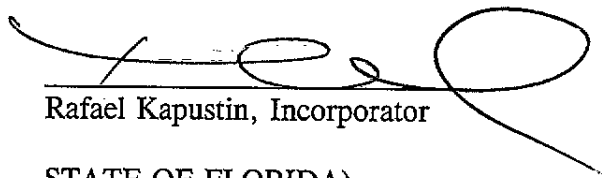
ARTICLE VIII - INDEMNIFICATION

The corporation shall indemnify any officer or director, or any former officers or directors to the full extent permitted by law.

ARTICLE IX - BY-LAWS

The power to adopt, alter, amend or repeal by-laws shall be vested in the Board of Directors and the Shareholders.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these articles of Incorporation on April 23, 1999.



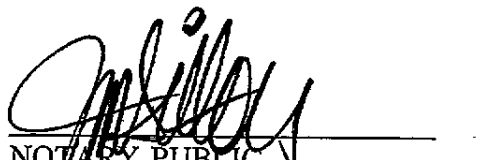
Rafael Kapustin, Incorporator

STATE OF FLORIDA)

COUNTY OF DADE)

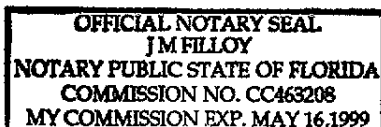
BEFORE ME, a notary public authorized to take acknowledgements in the state and county set forth above, personally appeared Rafael Kapustin, who is personally known to me, to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed same.

IN WITNESS WHEREOF, I have hereunder set my hand and affixed my official seal, in the state and county aforesaid this 23 of April 1999.



NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

My Commission Expires:

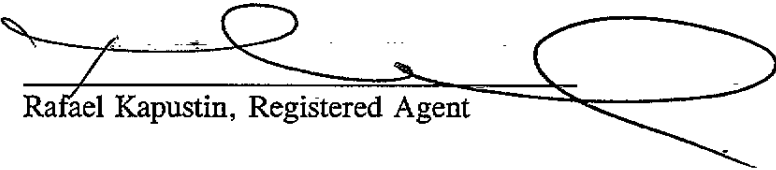


WITNESSETH:

That **DOWNTOWN DEVELOPMENT CORPORATION**, desiring to organize under the laws of the State of Florida, which will have its principal office in the County of Dade, State of Florida, has appointed Rafael Kapustin as its agent to accept service of process within this state.

ACKNOWLEDGEMENT:

Having been named by the first Board of Directors of **DOWNTOWN DEVELOPMENT CORPORATION** to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby agree to act in the capacity of Registered Agent for said corporation, and agree to comply with the applicable provision of the Florida Statutes, this 23 of April 1999


Rafael Kapustin, Registered Agent

FILED
99 APR 30 PM 3:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA