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Florida Department of State
Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 922-4001

From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 541-3694
Fax Number : (305) 541-3770

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA PROFIT CORPORATION OR P.A.**27TH AVE. PROPERTY, INC.**

Certificate of Status	0
Certified Copy	1
Page Count	05
Estimated Charge	\$78.75

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(5)

ARTICLES OF INCORPORATION
OF

27th Ave. Property, Inc.

The undersigned subscribes to these Articles of Incorporation, each natural person competent to contract, hereby associate themselves to form a corporation under the laws of the State of Florida.

ARTICLE I

The name of this corporation is:

27th Ave. Property, Inc.

ARTICLE II

The general nature of the business and the object and purposes transacted and carried on are:

To conduct any and all business not prohibited by the laws of the United States and the State of Florida.

Any and all lawful purposes.

And, in general, to carry on any other business whatsoever in connection with the foregoing or which is calculated, directly or indirectly, to promote the interest of the corporation or to enhance the value of its properties.

And, further, to borrow or raise money for any purpose of the company, and to serve the same interest, or for other purposes, to mortgage all or any part of the property corporeal or incorporeal rights or franchises of this company now owned or hereinafter acquired, and to create, issue, draw and accept and negotiate bonds and mortgages, bills of exchange, promissory notes or other obligations or negotiable instruments.

ARTICLE III

The maximum number of shares of stock that this corporation is authorized to have outstanding at this time is:

1000 shares at \$1.00 par value

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ARTICLE IV

The amount of capital with which this corporation will begin business is:
\$1,000.00 dollars.

ARTICLE V

This corporation shall have perpetual existence.

ARTICLE VI

The initial post office address of the principal office of this corporation in the State of Florida is: 291 S.W. 27th Avenue, 2nd Fl, Miami, Florida 33135.

The Board of Directors may from time to time move the principal office to any other address in the State of Florida and establish branches and subsidiaries in any place within and without the United States.

ARTICLE VII

This corporation shall have one (1) director initially. The number of directors may be increased or diminished from time to time by the laws adopted by the stockholders, but shall never be less than one (1).

ARTICLE VIII

The name(s) and address(es) of the number(s) of the first Board of Director(s), who subject to the provisions of the Certificate of Incorporation, by-laws and the corporation laws of the State of Florida, shall hold office for the first year of the corporation's existence, or until his/her/their successor(s) are elected and have qualified:

Guillermo Sostchin, 291 S.W. 27th Avenue, 2nd Floor, Miami, Florida 33135

ARTICLE IX

The name and address of the subscriber of these Articles of Incorporation is: Guillermo Sostchin, 291 S.W. 27th Avenue, 2nd Floor, Miami, Florida 33135

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ARTICLE X

The Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be provided by the Board of Directors, and approved at a Stockholder's meeting by majority of the stock entitled to vote thereon.

ARTICLE XI

DESIGNATION OF RESIDENT AGENT

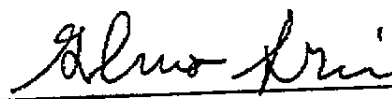
That, Guillermo Sostchin, 291 S.W. 27th Ave, 2nd Floor, in the City of Miami, State of Florida, is hereby named registered resident agent for this corporation to be its agent and to accept service of process within the State of Florida.

ACKNOWLEDGEMENT

Having been named to accept service of process for 27th Ave. Property, Inc. at the place designated in this Article, I hereby accept to act in this capacity and agree to comply with the provision of said act relative to keeping open said office.


Registered Agent

I, THE SUBSCRIBER, being one of the original subscriber to the capital hereinabove named for the purpose of forming a corporation for profit to do business both within and without the State of Florida, do hereby make, subscribe, acknowledge and file this Certificate, hereby declaring and certifying that the facts herein stated are true, and accordingly have hereunto set my hand and seal this 30 day of June, 1999.


GUILLERMO SOSTCHIN

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STATE OF FLORIDA)
COUNTY OF DADE) SS.

I HEREBY CERTIFY that on this day, before me, a Notary Public, duly authorized to administer oaths and take acknowledgements, personally appeared, GUILLERMO SOSTCHIN to me well known to be the person described as subscriber in and who executed the foregoing Articles of Incorporation, and acknowledged before me that he subscribed to those Articles of Incorporation.

WITNESS my hand and seal in the County and State named above, this 30 day of June 1999.

Lilian Arencibia
NOTARY PUBLIC, State of Florida

My Commission expires:



LILIAN ARENCIBIA
My Comm Exp. 8/27/00
Bonded By Service Ins
No. GC572767
☐ Personally Known ☐ Other

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