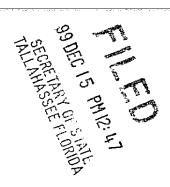
OFFICE ( RUS CORPORATE FILING SERVICE, INC. (Requestor's Name) 300003071293--6 -12/15/99-01051--016 3320 S.W. 87th AVENUE (Address) (305)552-5973 MIAMI, FLORIDA (City, State, Zip) (Phone #) LOCAL REPRESENTATIVE TALLAHASSEE OFFICE USE ONLY CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known): (Document #) (Document #) (Corporation Name) (Document #) Certified Copy → Walk in Pick up time 🕳 Certificate of Status Photocopy Mail out Will wait AMENDMENTS NEW FILINGS Amendment Profit Resignation of R.A., Officer/Director NonProfit Change of Registered Agent Limited Liability Dissolution/Withdrawal Domestication Merger Other REGISTRATION/\_\_\_ OTHER FILNGS QUALIFICATION Annual Report Foreign Fictitious Name Limited Partnership Name Reservation Reinstatement Trademark Other Examiner's Initials



# ARTICLES OF INCORPORATION

OF

## VANGUARD PROPERTIES, INC

The undersigned subscriber who is of legal age and competent to contract, for the purpose of forming a corporation under the laws of the State of Florida, hereby adopts and acknowledges the following Articles of Incorporation for this Corporation:

## ARTICLE I

The name of this Corporation shall be:

VANGUARD PROPERTIES, INC

The principal address of this Corporation shall be:

16855 NE 2<sup>ND</sup> AVENUE

SUITE 303

NORTH MIAMI BEACH, FLORIDA 33162

### ARTICLE II

The general nature of this business and the objects and purposes proposed to be transacted and carried on is real estate properties, to the same extent as natural persons might or could do and specifically the Corporation may engage in any activity or business permitted under the laws of the United States and/or the State of Florida.

## ARTICLE III

The capital stock authorized the par value thereof, and the characteristics of such stock shall be as follows: \$1.00 par value, 100 shares authorized and 100 shares issued and outstanding.

Said stock shall be payable in whole or in part, in cash or other property, tangible or intangible, or in labor or services actually performed for the corporation, at such valuations as may be determined, from time to time, by the Board of Directors of the Corporation.

## ARTICLE IV

This Corporation shall exist perpetually, unless sooner dissolved according to law, commencing on the date of the execution and acknowledgement of these Articles.

# ARTICLE V

The street address of the initial registered office of this Corporation is 16855 NE 2<sup>ND</sup>

AVENUE, SUITE 303, NORTH MIAMI BEACH, FLORIDA 33162 and the same of the initial Registered Agent of this Corporation at that address is JACK LEVINE.

### ARTICLE VI

The number of Director(s) of this Corporation shall initially be one (1). The Board of Directors shall manage this Corporation. The exact number of Director(s) may be increased or decreased, from time to time, by the Laws of the Corporation, but at no time shall there be less than one Director.

The name and street address of the initial Director(s) of the Corporation, who shall hold office for the first year or until successors are elected or appointed and have qualified, shall be:

NAME ADDRESS

FREDERICK KUNEN 1000 ISLAND BOULEVARD PRESIDENT AVENTURA, FLORIDA 33160

## ARTICLE VII

The name and post office address of the Subscribers and the number of shares of stocks are as follows:

NAME ADDRESS SHARES

FREDERICK KUNEN 1000 ISLAND BOULEVARD 500 AVENTURA, FL 33160

## ARTICLE VIII

No contract or other transaction between this Corporation and any other corporation, partnership, person, or other entity and no act of any of the directors, officers, or stockholders of the Corporation are pecuniarily or otherwise interested therein, or are directors, officers or stockholders thereof. Any director individually, or any firm of which any or otherwise interested in any contract or transaction of this Corporation, provided that the fact that he or such firm is so interested shall be disclosed or shall have been known to the Board of Directors or a majority thereof, and any director of this Corporation who is also a director, an officer or a stockholder such other Corporation or who is so interested may be counted in determining the existence of a quorum at any meeting of the Board of Directors of the Corporation which shall authorize any such contract or transaction with like force and effect as if he were not such director, officer, or stockholder of such other corporation, or not so interested.

## ARTICLE IX

This Corporation reserves the right to name, alter, change or repeal any provisions contained in these Articles of Incorporation, or any amendment thereto, in the manner now or herein prescribed by statue, and any rights conferred upon the stockholders are subject to this reservation.

The private property of the Stockholders shall not be subject to the payment of the corporate debts in any extent whatsoever. The Corporation shall have a first lien on the shares of its members, and upon the dividends due them, for any indebtedness of such members of the Corporation.

IN WITNESS WHEREOF, the undersigned, being the original Subscriber to the capital stock herein above names, for the purposes of forming a Corporation to do business both within ad without the State of Florida, under the laws of Florida, does make and files these Articles, hereby declaring and certifying that the facts herein stated are true, and agreeing to take the number of shares herein above set forth, this \_\_\_\_\_\_ day of December, 1999.

STATE OF FLORIDA)

SS:

**COUNTY OF MIAMI - DADE)** 

William STANKI

**BEFORE ME**, the undersigned authority, personally appeared to me well known to me to be the individual described in, and ho executed the foregoing Articles of Incorporation, and acknowledged before me that he executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal at said County and State, this \_\_\_\_\_\_ day of December, 1999.

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: CERTIFICATE DESIGNATED PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHO MAY BE SERVED IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUES, THE FOLLOWING IS SUBMITTED:

FIRST THAT VANGUARD PROPERTIES, INC DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA. WITH ITS PRINCIPAL PLACE OF BUSINESS LOCATED IN THE CITY OF NORTH MIAMI BEACH, STATE OF FLORIDA HAS NAMED JACK LEVINE, FROM THE CITY OF NORTH MIAMI BEACH, STATE OF FLORIDA, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE:	popurer
TITLE:	President
DATE:	12-13-99
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HAVING BEEN NAMED TO ACCEPT SERVICES OF PROCESS FOR THE ABOVE STATE CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISION OF ALL STATUES RELATIVE TOP THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE: (REGISTERED AGENT)

DATE: