

Electronic Articles of Incorporation For

**P25000005445
FILED
January 22, 2025
Sec. Of State
fjeggleston**

NEXUS DEVELOPER, CORP

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

NEXUS DEVELOPER, CORP

Article II

The principal place of business address:

1325 NW 78TH AVE
DORAL, FL. 33126

The mailing address of the corporation is:

5781 NW 112TH AVE
117
DORAL, FL. 33178

Article III

The purpose for which this corporation is organized is:

PURCHASE OF LAND OR PROPERTIES FOR THE DEVELOPMENT OF NEW
CONSTRUCTIONS OR REMODELING, FOLLOWED BY
COMMERCIALIZATION AND SALE OR RENTAL

Article IV

The number of shares the corporation is authorized to issue is:

100

Article V

The name and Florida street address of the registered agent is:

JESUS BOSCAN
1325 NW 78TH AVE
DORAL, FL. 33126

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: JESUS BOSCAN

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Article VI

The name and address of the incorporator is:

JESUS BOSCAN
5781 NW 112TH AVE
117
DORAL, FL 33178

Electronic Signature of Incorporator: JESUS BOSCAN

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: CEO
JESUS BOSCAN
5781 NW 112TH AVE
DORAL, FL. 33178

Title: P
ORLANDO ABREU
16240 SW 288TH TERRACE
HOMESTEAD, FL. 33033

Title: VP
JAVIER MOLERO
18 FLEMING CT
WESTON, FL. 33326

Title: GM
JOSE AVILA
2612 SW 187 TERRACE
MIRAMAR, FL. 33029

Article VIII

The effective date for this corporation shall be:

01/22/2025