

PO8000043940

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H08000110856 3)))



H080001108563ABC5

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:
Division of Corporations
Fax Number : (850)617-6381

From:
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)694-1639

DIVISION OF CORPORATION

08 APR 30 AM 8:07

RECEIVED

FLORIDA PROFIT/NON PROFIT CORPORATION

Quittner Real Estate Associates Corporation

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$78.75

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2008 APR 30 AM 11:24

FILED

Electronic Filing Menu

Corporate Filing Menu

Help

J. Shivers MAY 01 2007



April 28, 2008

FLORIDA DEPARTMENT OF STATE

Division of Corporations

CORPORATE CREATIONS INTERNATIONAL INC

SUBJECT: QUITTNER GROUP INC.
REF: W08000021239

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

Adding "of Florida" or "Florida" to the end of a name is not acceptable.

If you have any further questions concerning your document, please call (850) 245-6929.

Justin M Shivers
Regulatory Specialist II
New Filing Section

FAX Aud. #: E08000110856
Letter Number: 708A00025668

ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:
Quittner Real Estate Associates Corporation

Article II. Address

The street and mailing address of the Corporation's initial principal office is:
Quittner Real Estate Associates Corporation
560 Lincoln Road
Suite 204
Miami Beach FL 33139

Article III. Registered Agent

The name and address of the Corporation's registered agent is:
Daniel Villazon, Esq.
832 Spring Park Loop
Celebration FL 34747

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:
Robert M. Quittner

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

Daniel Villazon, Esq. | FL Bar Member
832 Spring Park Loop
Celebration FL 34747
407-566-8251

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2008 APR 30 AM 11:24

FILED

H08000110856

Article V. Capital Stock

The Corporation shall have the authority to issue 2000 shares of common stock par value \$.01 per share.

Article VI. Incorporator

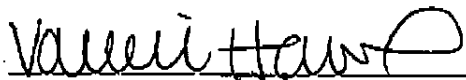
The name and address of the incorporator is:

Daniel Villazon, Esq.
832 Spring Park Loop
Celebration FL 34747

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on April 25, 2008.

The undersigned incorporator executed these Articles of Incorporation on April 29, 2008 .



DANIEL VILLAZON, ESQ.
by Valerie Hawk as attorney-in-fact

Daniel Villazon, Esq. | FL Bar Member
832 Spring Park Loop
Celebration FL 34747
407-566-8251

H08000110856

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

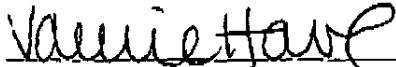
CORPORATION:

Quittner Real Estate Associates Corporation

REGISTERED AGENT/OFFICE:

**Daniel Villazon, Esq.
832 Spring Park Loop
Celebration FL 34747**

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.


DANIEL VILLAZON, ESQ.

by Valerie Hawk as attorney-in-fact

Date: 4/29/2008.

Daniel Villazon, Esq. | FL Bar Member
832 Spring Park Loop
Celebration FL 34747
407-566-8251

2008 APR 30 AM 11:24
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED