

P99000110625

Florida Department of State
Division of Corporations
Public Access System
Katherine Harris, Secretary of State

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.

(((H99000032992 2)))

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)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

1999 DEC 23 AM 18 31

FILED

FLORIDA PROFIT CORPORATION OR P.A.

UNITED REAL ESTATE VENTURES, INC.

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

FILED

DEC-23-1999 16:06

EMPIRE CORP

1999 DEC 23 AM 8 31
305 541 3770 P.02/03

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

(5)
H99000032992

ARTICLES OF INCORPORATION

OF

UNITED REAL ESTATE VENTURES, INC.

ARTICLE I - NAME AND BUSINESS ADDRESS

The name of this Corporation is United Real Estate Ventures, Inc. Its principal office and mailing address is 772 Ridgewood Road, Key Biscayne, Florida 33149.

ARTICLE II - DURATION

The effective date of this Corporation shall be December 23, 1999, and it shall exist perpetually thereafter unless sooner dissolved according to law.

ARTICLE III - PURPOSE

The purpose of this Corporation is to engage in any activities or business permitted under the Laws of the United States and the State of Florida.

ARTICLE IV - CAPITAL STOCK

The maximum number of shares which this Corporation is authorized to have outstanding at any time is 1,000 shares of common stock having a par value of \$.10 per share.

H99000032992

H99000032992

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation shall be The Colonnade, Suite 710, 2333 Ponce de Leon Boulevard, Coral Gables, Florida 33134, and the initial registered agent of this Corporation at such office shall be Juan C. Martinez, who upon accepting this designation agrees to comply with the provisions of Chapters 48 and 607, Florida Statutes, as amended from time to time, with respect to keeping an office open for service of process.

ARTICLE VI - INITIAL BOARD OF DIRECTORS

The initial Board of Directors shall consist of one member. The number of directors may be increased or decreased from time to time by vote of the Board of Directors, but in no case shall the number of directors be less than one nor more than five. The name and address of the initial director is:

<u>Name</u>	<u>Address</u>
D. John Devaney	772 Ridgewood Road Key Biscayne, Florida 33149

To the fullest extent permitted by law, the Corporation shall at all times be authorized to indemnify, defend and save harmless its officers, directors, employees and other agents.

ARTICLE VII - INCORPORATOR

The name and street address of the person signing these Articles of Incorporation is:

H99000032992

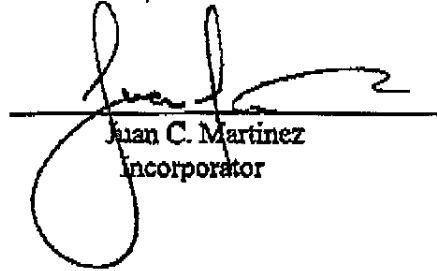
H99000032992

Name

Address

Juan C. Martinez


The Colonnade, Suite 710
2333 Ponce de Leon Boulevard
Coral Gables, Florida 33134



Juan C. Martinez
Incorporator

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing Articles of Incorporation of United Real Estate Ventures, Inc., were acknowledged before me this 23rd day of December, 1999, by Juan C. Martinez, as Incorporator.



Notary Public, State of Florida
Name: _____
Commission Number: _____
My Commission Expires: _____

(Seal)

OFFICIAL NOTARY SEAL
JENIFER I. RUDASILL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC667804
MY COMMISSION EXP. JULY 29, 2001

H99000032992

DEC-23-1999 16:06

EMPIRE CORP

H99000032992

ACCEPTANCE OF REGISTERED AGENT

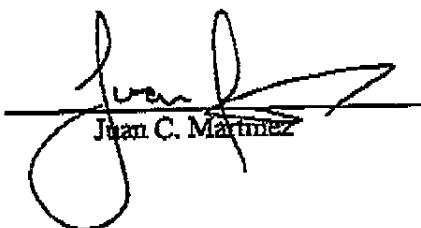
FILED

1999 DEC 23 AM 8:31
305 541 6770 P.05/05

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Having been named to accept service of process for United Real Estate Ventures, Inc., at the place designated in the Articles of Incorporation, Juan C. Martinez, agrees to act in this capacity, and agrees to comply with the provisions of Section 48.091, Florida Statutes, relative to keeping open such office.

Date: December 23, 1999.



Juan C. Martinez

H99000032992