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**Florida Department of State**

Division of Corporations

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TALLAHASSEE, FLORIDA

**FLORIDA PROFIT CORPORATION OR P.A.****UNITED REAL ESTATE VENTURES, INC.**

Certificate of Status	0
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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**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.

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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.

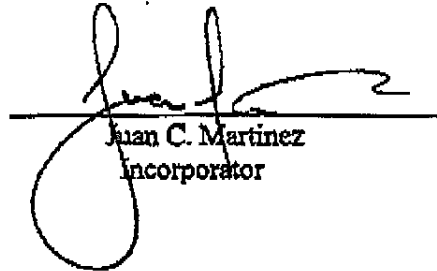
ARTICLE VII - INCORPORATOR

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


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**H99000032992**Name

Juan C. Martinez

AddressThe Colonnade, Suite 710  
2333 Ponce de Leon Boulevard  
Coral Gables, Florida 33134  
\_\_\_\_\_  
Juan C. Martinez  
IncorporatorSTATE OF FLORIDA       )  
                                  ) SS:  
COUNTY OF MIAMI-DADE )

The foregoing Articles of Incorporation of United Real Estate Ventures, Inc., were acknowledged before me this 23<sup>rd</sup> 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 L. RUDASILL NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC667804 MY COMMISSION EXP. JULY 29, 2001
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**ACCEPTANCE OF REGISTERED AGENT**

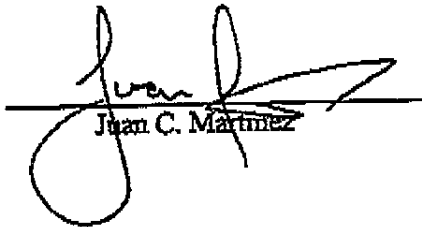
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Having been named to accept service of process for United Real Estate Ventures, Inc., at the place designated in the Articles of Incorporation, Juan C. Martinez, agrees to act in this capacity, and agrees to comply with the provisions of Section 48.091,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

Date: December 23, 1999.

  
\_\_\_\_\_  
Juan C. Martinez

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