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ACCOUNT NO. : 072100000032

REFERENCE : 115767 81624A

AUTHORIZATION :

Patricia Pigato

COST LIMIT : \$ 70.00

FILED
2001 APR 13 PM 4:46
SECRETARY OF STATE
TALLAHASSEE FLORIDA

ORDER DATE : April 13, 2001

ORDER TIME : 3:08 PM

ORDER NO. : 115767-005

CUSTOMER NO: 81624A

CUSTOMER: Thomas Courtney, Esq
J. Patrick Fitzgerald, Pa

900004009429--5

Suite 3-b
110 Merrick Way
Coral Gables, FL 33134

DOMESTIC FILING

NAME: DOVE REAL ESTATE, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sandra Mathis - EXT. 1165

EXAMINER'S INITIALS:

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W01-8520

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Katherine Harris
Secretary of State

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

April 16, 2001

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: DOVE REAL ESTATE, INC.
Ref. Number: W01000008520

RESUBMIT

Please give original
submission date as file date

We have received your document for DOVE REAL ESTATE, INC. and the authorization to debit your account in the amount of \$70.00. However, the document has not been filed and is being returned for the following:

You must list the corporation's principal office and/or a mailing address in the document.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6973.

Claretha Golden
Document Specialist
New Filings Section

Letter Number: 801A00022410

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ARTICLES OF INCORPORATION OF
DOVE REAL ESTATE, INC.
(A Florida Not For Profit Corporation)

2001 APR 13 PM 4:46

SECRETARY OF STATE
TALLAHASSEE FLORIDA

The undersigned, for the purpose of forming a corporation not-for-profit pursuant to the authority of Chapter 617 of the Florida Statutes, hereby makes, subscribes, acknowledges and files the following Articles of Incorporation.

ARTICLE I - NAME AND ADDRESS

The name of the Corporation shall be Dove Real Estate, Inc. The principal office and mailing address is: 9401 Biscayne Boulevard, Miami Shores, Florida 33138.

ARTICLE II - PURPOSE

(a) The general purpose of the Corporation shall be to operate exclusively for such charitable purposes as will qualify it as an exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1954 or corresponding provisions of any subsequent Federal tax laws, including, for such purposes, the making of distributions to organizations qualifying as tax-exempt organizations under that Code.

(b) The specific purpose of the Corporation shall be to buy, own, sell, mortgage, and/or lease any interest in real estate and personal property and to construct, maintain, and operate improvements thereon as necessary or incident to general purposes. As a part of its mission, the Corporation shall make available by lease or otherwise, its properties to other 501(c)(3) organizations.

(c) This Corporation shall not, as a substantial part of its activities, carry out propaganda or otherwise attempt to influence legislation; it shall not participate or intervene (by publication or distribution of any statement or otherwise) in any political campaign on behalf of any candidate for public office.

(d) Except as limited by these Articles of Incorporation or its Bylaws, the Corporation shall have and exercise all rights and powers in furtherance of its purposes as are now or may hereafter be conferred on not-for-profit corporations under the laws of the State of Florida.

ARTICLE III - QUALIFICATIONS FOR MEMBERS
AND THE MANNER OF THEIR ADMISSIONS

The Members of the Corporation shall consist of the same individuals that compromise the Board of Directors of Catholic Charities of the Archdiocese of Miami, Inc., a Florida not-for-profit corporation.

ARTICLE IV - RESERVATION OF POWERS TO MEMBERS

The Corporation is an apostolate of the Roman Catholic Church and as such the Canon law requires that certain powers be reserved to the Members. Therefore, the following powers are specifically reserved to the Members:

- (a) The operating philosophy of the Corporation shall be approved by the Members;
and
- (b) The Corporation may not be merged or dissolved without the express written approval of the Members.

ARTICLE V - DURATION

The Corporation is to exist perpetually.

ARTICLE VI - POWERS

The Corporation shall have the power to purchase, own, hold, rent, and lease real and personal property, of every kind and nature; the receipt by gifts or bequests wherever situated; to convey, mortgage and otherwise dispose of property in any manner acquired by it; and at any time to contract, sue and be sued in its corporate name; to borrow money; to have a corporate seal, should it so desire; to adopt, amend, repeal, or alter such Bylaws, from time to time, hereafter adopted; to carry on fund raising campaigns to solicit funds for the use of the Corporation, and in general to do any and all purposes for which this Corporation is formed. Article II of the Articles is intended as both objects and powers, and shall not limit the objects or powers of the Corporation to accomplish any approved religious, charitable, scientific or educational purpose within the meaning of Section 501(c)(3) of the United States Internal Revenue Code of 1954, as hereafter amended or supplemented by acts of Congress, and of such pertinent regulations thereunder as have been or hereafter may be promulgated. Notwithstanding anything herein to the contrary, no powers enumerated herein accorded to the Directors generally pursuant by law shall be construed to permit the property of this Corporation to be used other than for approved charitable, religious, scientific, or educational purposes.

ARTICLE VII - LIMITATIONS ON ACTIVITIES

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, any Member, Director or Officer of the Corporation or any other private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation affecting one or more of its purposes), and no Member, Director, or Officer of the

Corporation, or any other private individual, shall be entitled to share in the distribution of any of the corporate assets on dissolution of the Corporation, provided, however, the Corporation may confer benefits in the form of distributions, in dissolution or otherwise, upon a not-for-profit corporate member described in Section 501(c)(3) of the Internal Revenue Code.

Notwithstanding any other provision of these Articles of Incorporation, the Corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt from taxation under Section 501(c)(3) on the Internal Revenue Code, or by an organization contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code.

ARTICLE VIII - ADDRESS OF REGISTERED OFFICE NAME OF REGISTERED AGENT

The street address of the initial registered office of the Corporation is 110 Merrick Way, Suite 3-B, Coral Gables, Florida 33134.

The initial registered agent of the Corporation is J. Patrick Fitzgerald.

ARTICLE IX - INCORPORATOR

The name and address of the incorporator is:

The Most Reverend John C. Favalora, Archbishop of the Archdiocese of Miami
9401 Biscayne Boulevard
Miami Shores, Florida 33138

ARTICLE X - BOARD OF DIRECTORS

The business of the Corporation shall be managed by a Board of Directors consisting of not fewer than three (3) and not more than forty (40) persons, the exact number to be determined from time to time in accordance with the Bylaws. The Directors shall be elected by the Members. The Members may remove any or all of the Directors from the Board, with or without cause and at such time as they may determine, in their sole discretion.

(a) The Board of Directors shall hold meetings at such time and place as described in the Bylaws.

(b) All decisions of the Board of Directors shall be made by the majority vote of the Directors at a meeting, unless otherwise provided in the Bylaws, or in these Articles.

The initial Directors are set forth below:

Robert Brown
Archdiocese of Miami
9401 Biscayne Boulevard
Miami Shores, Florida 33138

Mr. James Detrick
Archdiocese of Miami
9401 Biscayne Boulevard
Miami Shores, Florida 33138

Mr. Joseph M. Catania
4790 N. State Road 7
Lauderdale Lakes, Florida 33319

Richard Turcotte, Ph.D.
Archdiocese of Miami, Inc.
9401 Biscayne Boulevard
Miami Shores, Florida 33138

Mr. Ronald Hassell
Archdiocese of Miami, Inc.
9401 Biscayne Boulevard
Miami Shores, FL 33138

ARTICLE XI - OFFICERS

The Corporation shall have a President, a Secretary and a Treasurer and may have additional and assistant officers. A person may hold more than one office at one time. Such officers shall be elected by the Board of Directors and approved by the Members. The Members may remove any or all officers with or without cause, at any time.

The original officers of the Corporation shall be the following:

President	Ronald Hassell
Vice President/Treasurer	Joseph Catania
Secretary	Robert Brown
Assistant Secretary	James Detrick

ARTICLE XII - BYLAWS

The Members shall adopt Bylaws for the Corporation. The Bylaws may be amended, altered, modified or revoked by the Members in any manner permitted by the Bylaws.

ARTICLE XIII - CONDUCT OF AFFAIRS

The business and affairs of the Corporation shall be conducted in a manner consistent with the Code of Canon Law, all applicable directives and teachings of the Roman Catholic Church, and the provisions of these Articles of Incorporation and the Bylaws of this Corporation.

ARTICLE XIV - DISSOLUTION

Upon the dissolution of the Corporation, the Members of the Corporation shall, after paying or making provisions for the payment of all of the liabilities of the Corporation, dispose of all the assets of the Corporation, within their sole discretion, to Catholic Charities of the Archdiocese of Miami, Inc., an organization exempt from taxation under Section 501(c)(3) of the Internal Revenue Code, if still exempt at the time of such disposition, or if not still exempt, then to such organization or organizations organized and operated exclusively for charitable, educational, scientific, or religious purposes which, at the time of such disposition, qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code, as the Members of the Corporation shall determine. Any assets not so disposed of shall be disposed of by a court of competent jurisdiction exclusively for such purposes, or to such organization or organizations organized and operated exclusively for such purposes, as said court shall determine.

ARTICLE XV - AMENDMENT OF THE ARTICLES OF INCORPORATION

These Articles may be amended, altered, modified or revoked only upon the direction of the Members.

IN WITNESS WHEREOF, we have hereunto set our hands and seals as incorporators,
this 5th day of April, 2001.


The Most Reverend John C. Favalora

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

BEFORE ME, personally appeared The Most Reverend John C. Favalora, to me well known and known to me to be the person described in and who executed the foregoing Articles of Incorporation, and acknowledged to and before me that he executed said instrument for the purpose therein expressed.

WITNESS my hand and official seal this 5th day of April, 2001.


Ethel Marinelli
NOTARY PUBLIC - STATE OF FLORIDA

My Commission Expires: June 5, 2001



ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process of the above-referenced styled Corporation, at the office stated above, I hereby accept to act in the capacity of Registered Agent and agree to comply with the provisions relative to keeping said office open.


J. Patrick Fitzgerald

THC/mim/THC16/DOVE.AOI

FILED
2001 APR 13 PM 4:46
SECRETARY OF STATE
TALLAHASSEE FLORIDA