

**P000000016349**

**Florida Department of State  
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**To:**

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**FLORIDA PROFIT CORPORATION OR P.A.**

**MORGAN REALTY HOLDINGS, INC.**

Certificate of Status	0
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ARTICLES OF INCORPORATION

OF

MORGAN REALTY HOLDINGS, INC., a Florida Corporation

ARTICLE I

The name of this Corporation is:

MORGAN REALTY HOLDINGS, INC., a Florida Corporation

ARTICLE II

This Corporation shall exist in perpetuity commencing on the date of execution and acknowledgment of these Articles of Incorporation.

ARTICLE III

The Corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE IV

This Corporation is authorized to issue 10,000 shares of \$1.00 par value common stock which shall be designated as "Common Shares."

ARTICLE V

In the event of any voluntary or involuntary liquidation, dissolution or winding up of this Corporation the assets of the Corporation shall be payable to and distributed ratably among the holders of record of the Common Shares.

ARTICLE VI  
VOTING RIGHTS:

Except as otherwise provided by Law, the entire voting power for the election of Directors and for all other purposes shall be vested exclusively in the holders of the outstanding Common Shares.

Prepared By:

MARK B. GOLDSTEIN, ESQUIRE  
MARK B. GOLDSTEIN P.A.  
2255 GLADES ROAD, SUITE 236W  
BOCA RATON, FL 33431  
(561) 989-9956

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ARTICLE VII.  
PREEMPTIVE RIGHTS:

Every shareholder, upon the sale for cash of any new stock of this Corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro-rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VIII.

The street address of the initial registered office of this Corporation is: 2255 Glades Road, Suite 236W, Boca Raton, Florida 33431, and the name of the initial registered agent of this Corporation at that address is: Mark B. Goldstein, and the principal place of business of the corporation is 2255 Glades Road, Suite 236W, Boca Raton, Florida 33431.

ARTICLE IX.

This Corporation shall have One (1) Directors initially. The number of Directors may be either increased or diminished from time to time by the By-Laws but shall never be less than one (1). The names and address of the initial Directors of this Corporation are:

**MARK B. GOLDSTEIN**  
**2255 GLADES ROAD, SUITE 236W**  
**BOCA RATON, FL 33431.**

ARTICLE X.

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

**MARK B. GOLDSTEIN**  
**2255 GLADES ROAD, SUITE 236W**  
**BOCA RATON, FL 33431.**

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ARTICLE XI.  
AMENDMENT:

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This Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendments thereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 15 day of February, 2000.

MORGAN REALTY HOLDINGS, INC., a  
Florida Corporation

BY: [Signature]  
MARK B. GOLDSTEIN, Incorporator

STATE OF FLORIDA )

COUNTY OF PALM BEACH )

I HEREBY CERTIFY on this day, before me, an officer duly authorized to administer oaths and to take acknowledgments, personally appeared MARK B. GOLDSTEIN, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person; i.e., Florida Drivers License and that an oath was not taken.

WITNESS my hand and official seal, this 15 day of February, 2000, in the County and State aforesaid.



Angela Warshefski  
Commission # 00896172  
Expires Jan. 29, 2004  
Bonded Through  
Atlantic Bonding Co., Inc.

[Signature]  
PRINT NAME: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires: \_\_\_\_\_  
Commission No: \_\_\_\_\_

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**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED.**

IN PURSUANCE OF CHAPTER 607.34, FLORIDA STATUTES, THE FOLLOWING IS  
SUBMITTED IN COMPLIANCE WITH SAID ACT:

FIRST THAT MORGAN REALTY HOLDINGS, INC., A FLORIDA CORPORATION  
DESIRING TO ORGANIZE UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS  
PRINCIPAL OFFICE, AS INDICATED IN THE ARTICLES OF INCORPORATION AT 2255  
GLADES ROAD, SUITE 236W, BOCA RATON, FLORIDA 33431 HAS NAMED MARK B.  
GOLDSTEIN, LOCATED AT 2255 GLADES ROAD, SUITE 236W, BOCA RATON, FL  
33431, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

MORGAN REALTY HOLDINGS, INC.,  
a Florida Corporation

BY: [Signature]  
MARK B. GOLDSTEIN, Incorporator

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-STATED  
CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY  
AGREE TO ACT IN THIS CAPACITY, AND FURTHER AGREE TO COMPLY WITH THE  
PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE  
PERFORMANCE OF MY DUTIES.

MORGAN REALTY HOLDINGS, INC.  
a Florida Corporation

BY: [Signature]  
MARK B. GOLDSTEIN  
Dated: 2/15/00

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

FILED  
00 FEB 15 AM 9:05  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

I HEREBY CERTIFY on this day, before me, an officer duly authorized to  
administer oaths and to take acknowledgments, personally appeared MARK B. GOLDSTEIN,  
known to me to be the person described in and who executed the foregoing instrument, who  
acknowledged before me that he executed the same, that I relied upon the following form of  
identification of the above-named person; Florida Drivers License and that an oath was not taken.

WITNESS my hand and official seal, this 15 day of February, in the County and  
State aforesaid.



Angela Warabetski  
Commission # 00896172  
Expires Jan. 29, 2004  
Bonded Through  
Atlantic Bonding Co., Inc.

[Signature]  
PRINT NAME: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires \_\_\_\_\_

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