

Raffaela Ward  
18220 West Dixie Highway  
North Miami Beach, Florida 33160

P000000030710

March 1, 2000

Florida Department of State  
Division of Corporations  
The Capitol  
Tallahassee, Florida 32301

2000003178722--7  
-03/21/00--01114--004  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

Gentlemen:

Please file the enclosed Articles of Incorporation for Raffaella Ward Realty, Inc. and send me a certified copy for my records. Enclosed also please find my check for \$78.75 to cover the various taxes for the corporation.

If you have any questions, please contact me at the above address or telephone (954) 961-1040. Thank you for your cooperation.

Sincerely,

  
Raffaella Ward

Enclosures

FILED  
2000 MAR 21 PM 2:38  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

OK 3/27

FILED

2000 MAR 21 PM 2:38

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF**

**RAFFAELA WARD REALTY, INC.**

**ARTICLE I - Name and Address**

I, the undersigned subscriber of these Articles of Incorporation, a natural person competent to contract, acting as incorporator of a corporation under the Florida General Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

The name and address of this Corporation is:

Raffaela Ward Realty, Inc.  
18220 W. Dixie Highway  
North Miami Beach, Florida 33160

**ARTICLE II - Duration**

This Corporation shall have perpetual existence commencing on the date of filing of these Articles of Incorporation.

**ARTICLE III- Purpose**

This Corporation is organized for the following purposes:

This corporation may engage in any and all lawful business permitted under the laws of the United States and of the State of Florida.

---

#### ARTICLE IV - Capital Stock

This Corporation is authorized to issue FIVE HUNDRED SHARES (500) shares of ONE DOLLAR (1.00) par value common stock, which shall be designated "Common Shares".

#### ARTICLE V - Initial Capital

The amount of capital with which this Corporation will begin business is FIVE HUNDRED DOLLARS (\$500.00).

#### ARTICLE VI - 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 this 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 VII - Initial Registered Office and Agent

The street address of the initial registered office of this Corporation is: 18220 W. Dixie Highway, North Miami Beach, Florida 33160 and the name of the Initial Registered Agent of this Corporation at that address is Raffaella Ward.

#### ARTICLE VIII - Initial Board of Directors

The initial Board of Directors of this Corporation shall have TWO (2) Directors initially. The number of directors may either be increased or diminished from time to time by the by-laws but shall never be less than ONE (1). The names and addresses of the Initial Directors of the Corporation are:

Raffaela Ward	18220 W. Dixie Highway
President/Treasurer	North Miami Beach, Florida 33160

Ursula Hartzog	18220 W. Dixie Highway
Vice President/Secretary	North Miami Beach, Florida 33160

These officers shall hold office for the first year of existence of this Corporation or until successors are elected or appointed and have qualified.

#### ARTICLE IX - Incorporator

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

Raffaela Ward	18220 W. Dixie Highway
	North Miami Beach, Florida 33160

#### ARTICLE X - Indemnification

This Corporation shall have the power to indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

#### ARTICLE XI - By-Laws

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board of Directors and the shareholders.

#### ARTICLE XII - Restrictions on Transfer of Stock

The shares of capital stock of this Corporation shall be issued initially to the following persons in the amount set opposite their names:

Raffaella Ward 250 SHARES

Ursula Hartzog 250 SHARES

Shares held by the initial shareholders listed above may not be resold or otherwise transferred to another person unless such shares are first offered to the remaining shareholders of the Corporation. The price and terms at which, and the time within which, such share may be offered and sold shall be further specified by written agreement among all of the shareholders of this Corporation.

#### ARTICLE XIII - Calling of Special Meetings

Special meetings of shareholders may be called by written notice, delivered to each shareholder, TEN (10) business days prior to the meeting date.

#### ARTICLE XIV - Shareholder Quorum and Voting

FIFTY-ONE PERCENT (51%) of the shares entitled to vote, represented in person or by proxy, shall constitute a quorum at a meeting of the shareholders. If a quorum is present, the affirmative vote of FIFTY-ONE PERCENT (51%) of shares represented at the meeting and entitled to vote on the subject matter shall be the act of the shareholders.

ARTICLE XV - Management of Corporation by Directors

All corporate powers shall be exercised by or under the authority of, and the business affairs of this Corporation shall be managed under the direction of the Board of Directors of this Corporation.

ARTICLE XVI - Removal of Directors

The shareholders of this Corporation shall not be entitled to remove any director from office without cause.

ARTICLE XVII - Director Quorum and Voting

ONE HUNDRED PERCENT (100%) of the directors shall constitute a quorum for a meeting of directors. If a quorum is present, the affirmative vote of FIFTY-ONE PERCENT (51%) of the directors present shall be the act of the Board of Directors.

ARTICLE XVIII - Meetings by Conference Telephone

Members of the Board of Directors may participate in meetings of the Board of Directors by means of conference telephone as provided by law.

ARTICLE XIX - Action by Directors Without a Meeting

The Directors of this Corporation may take action by written consent, as provided by law.

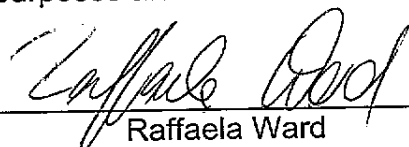
ARTICLE XX - Dividends

Dividends may be paid to shareholders only out of the unreserved and unrestricted earned surplus of the Corporation.

ARTICLE XXI - Amendment

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

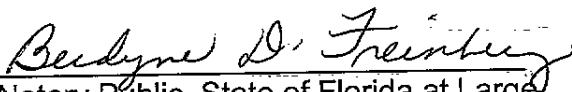
IN WITNESS WHEREOF the undersigned subscriber has executed these Articles of Incorporation at North Miami, Florida this 1st day of March, 2000 for the uses and purposes aforesaid.

  
\_\_\_\_\_  
Raffaella Ward

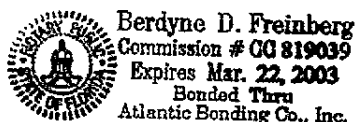
STATE OF FLORIDA                    )  
  ) SS.  
COUNTY OF MIAMI-DADE        )

BEFORE ME, the undersigned authority, personally appeared Raffaella Ward, to me known, and known by me to be the person who executed the above and foregoing Articles of Incorporation, for all those purposes therein expressed.

WITNESS my hand and official seal in the State and County last aforesaid on the 1st day of March, 2000.

  
\_\_\_\_\_  
Notary Public, State of Florida at Large

My commission expires:





CERTIFICATE DESIGNATING (OR CHANGING) PLACE OF BUSINESS OR  
DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, 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 Raffaella Ward Realty, Inc. desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at the City of North Miami Beach, County of Miami-Dade, State of Florida, has named Raffaella Ward at 18220 W. Dixie Highway, City of North Miami Beach, County of Miami-Dade, State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGMENT; (MUST BE SIGNED BY DESIGNATED AGENT)

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

BY:



Signature of Registered Agent

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

2000 MAR 21 PM 2:38

FILED