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TERESA ROMAN (TALLAHASSEE REPRESENTATIVE)

OFFICE USE ONLY

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. PREVIEW SHOWCASE REALTY, INC.  
(Corporation Name) (Document #)

2. \_\_\_\_\_  
(Corporation Name) (Document #)

3. \_\_\_\_\_  
(Corporation Name) (Document #)

4. \_\_\_\_\_  
(Corporation Name) (Document #)

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NEW FILINGS	
<input checked="" type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

RECEIVED FILED  
00 MAY 11 AM 8:46  
DEPARTMENT OF STATE  
DIVISION OF CORPORATE REGISTRATION  
TALLAHASSEE, FLORIDA

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\*\*\*\*\*78.75 \*\*\*\*\*78.75

Examiner's Initials

ARTICLES OF INCORPORATION  
OF  
PREVIEW SHOWCASE REALTY, INC.

FILED  
00 MAY 11 PM 12:06  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned subscribers to these articles of incorporation, natural persons, competent to contract, hereby form a corporation under the laws of the State of Florida.

ARTICLE I

The name of this corporation is:

PREVIEW SHOWCASE REALTY, INC.

ARTICLE II

Nature of Business

The general nature of the business to be transacted by this corporation shall be as follows: To engage in and carry on any activity or business permitted under the laws of the United States and the State of Florida, and to exercise all of the powers conferred by the laws of the State of Florida upon corporations formed hereunder, and to do any and all of the things hereinbefore set forth as principal, agent or otherwise, either alone or in conjunction with others, and in any part of the world.

ARTICLE III

Capital Stock

This corporation is authorized to issue **THREE THOUSAND (3000)** shares of common stock at **ONE (\$1.00) DOLLAR**, par value each, which shall be designated "COMMON SHARES".

#### **ARTICLE IV**

##### **Amount of Capital**

The amount of capital with which this corporation will begin business is not less than **FIVE HUNDRED (\$ 500.00) DOLLARS.**

#### **ARTICLE V**

##### **Term of existence**

This corporation is to exist perpetually.

#### **ARTICLE VI**

##### **Address**

The initial post office address of the principal office of this corporation in the State of Florida is **7137 S.W. 117TH AVENUE, MIAMI, FLORIDA 33183.**

The Board of Directors may from time to time move the principal office to any other address in the State of Florida and establish branches and subsidiaries in any place within and without the United States.

#### **ARTICLE VII**

##### **Directors**

This corporation shall have three (3) directors initially. The number of directors may be increased or diminished from time to time by the by-laws adopted by the stockholders.

## ARTICLE VIII

### Initial Board of Directors

The names and post office addresses of the members of the first Board of Directors, who subject to the provisions of the Certificate of Incorporation, the by-laws and the corporation laws of the State of Florida, shall hold office for the first year of the corporation's existence or until their successors are elected and have qualified, are:

ELIZABETH DIAZ  
DE VILLEGAS  
7137 SW 117TH AVENUE  
MIAMI, FLORIDA 33183

CONRADO FERNANDEZ  
7137 SW 117TH AVENUE  
MIAMI, FLORIDA 33183

GISELLE PORRAS-PITA  
7137 SW 117TH AVENUE  
MIAMI, FLORIDA 33183

## ARTICLE IX

### Subscribers

The name and post office addresses of the subscribers of these Articles of Incorporation and the number of shares they agree to take are as follows:

ELIZABETH DIAZ  
DE VILLEGAS  
One thousand (1000)  
shares  
7137 SW 117TH AVENUE  
MIAMI, FLORIDA 33183

CONRADO FERNANDEZ  
One Thousand (1000)  
shares  
7137 SW 117TH AVENUE  
MIAMI, FLORIDA 33183

GISELLE PORRAS-PITA  
One thousand (1000)  
shares  
7137 SW 117TH AVENUE  
MIAMI, FLORIDA 33183

## ARTICLE X

### Officers

The names and street addresses of the officers of this corporation, who shall hold office until the organization meeting of the corporation and until their successors are duly elected and have qualified are as follows:

ELIZABETH DIAZ  
DE VILLEGAS  
President  
7137 SW 117TH AVENUE  
MIAMI, FLORIDA 33183

CONRADO FERNANDEZ  
Treasurer  
7137 SW 117TH AVENUE  
MIAMI, FLORIDA 33183

GISELLE PORRAS-PITA  
Secretary  
7137 SW 117TH AVENUE  
MIAMI, FLORIDA 33183

## ARTICLE XI

### Amendment of Articles

The articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to stockholders, and approved at a stockholders' meeting by a majority of the stock entitled to vote thereon unless all the directors and majority of the stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation may be made, in which event these Articles of Incorporation may be amended in such manner.

## ARTICLE X

### Pre-emptive right

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

IN WITNESS WHEREOF, the undersigned being the original subscribers to the foregoing Articles of Incorporation have hereunto set their hands and seals this 2ND day of MAY, 2000.

  
ELIZABETH DIAZ DE VILLEGAS

  
CONRADO FERNANDEZ

  
GISELLE PORRAS-PITA

**CERTIFICATE OF DESIGNATION**

**REGISTERED AGENT/REGISTERED OFFICE**

FILED  
00 MAY 11 PM 12:06  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Pursuant to the provisions of section 607.0501, Florida Statutes the undersigned corporation, organized under the laws of the State of Florida, submits the following statement of designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is:

**PREVIEW SHOWCASE REALTY, INC.**

2. The name and address of the registered agent and office is:

**ELIZABETH DIAZ DE VILLEGAS  
7137 S.W. 117TH AVENUE  
MIAMI, FLORIDA 33183**



**ELIZABETH DIAZ DE VILLEGAS**  
President

Date: MAY 2ND, 2000

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THE CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.



**ELIZABETH DIAZ DE VILLEGAS**

DATE: MAY 2ND, 2000