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To: Division of Corporations  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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

**C3 REAL ESTATE, INC.**

Certificate of Status	0
Certified Copy	1
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ARTICLES OF INCORPORATION

OF

C3 REAL ESTATE, INC.

The undersigned incorporator hereby files these Articles of Incorporation in order to form a corporation under the laws of the State of Florida.

ARTICLE I.

Name of Corporation

The name of this Corporation shall be C3 REAL ESTATE, INC.

ARTICLE II.

Nature of Business

The general nature of the business and activities to be transacted and carried on by this Corporation are as follows:

(a) Including but not limited to investing in, buying, selling and improving commercial, industrial and residential real estate.

(b) To enter into and perform contracts of every sort and description, with any person, firm, association, corporation, municipality, county, state, nation or other body politic, or with any colony, dependency or agency of any of the foregoing.

(c) To borrow money, to lend money and extend credit, without limit in either case as to amount, in such amounts as the Board of Directors may from time to time determine; to guarantee and act as surety with respect to the debts of any other person, firm, association or corporation for any purpose and with or without consideration; and to secure any direct or contingent indebtedness of the Corporation by the execution and delivery of mortgages, pledges, assignments, transfers in trust or other instruments appropriate for encumbering any or all property of the Corporation, or any interest therein.

(d) To acquire, by purchase, merger or otherwise, all or any part of the goodwill, rights, property and business of any person, firm, association or corporation; in connection therewith to assume liabilities of any person, firm, association or corporation and, in consideration of any such acquisition, to pay cash, to deliver stock, bonds, other securities or property of any other kind.

(e) To issue, execute, deliver, guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge, assign and otherwise deal in and with shares of capital stock, bonds, debentures, other

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evidences of indebtedness and any and all other securities of any description created, issued or delivered by this Corporation or by any other corporation, association, person or firm of the State of Florida or of any other state or nations and, while owner thereof, to exercise, to the extent permitted by law, all the rights, powers, and privileges of ownership including, without limitation, the right to vote stock or other securities having voting rights.

(f) In general, to carry on any business and to have and exercise all of the powers conferred by the laws of the State of Florida and to do any or all of the things hereinbefore set forth as principal, agent, or otherwise, either alone or in conjunction with others, in any part of the world.

(g) To perform every act necessary or proper for the accomplishment of the objects and purposes enumerated or for the protection and benefit of the Corporation.

(h) The objects and purposes specified in the foregoing clauses of this Article shall, unless expressly limited, not be limited or restricted by reference to, or inference from, any provision in this or any other Article of these Articles of Incorporation, shall be regarded as independent objects and purposes and shall be construed as powers as well as objects and purposes.

### ARTICLE III.

#### Stock

The authorized capital stock of this Corporation shall consist of 1,000 shares of Common Stock with a par value of \$1.00 per share. The stock of the Corporation shall be issued for such consideration as may be determined by the Board of Directors but not less than par value. Shareholders may enter into agreements with the Corporation or with each other to control or restrict the transfer of stock and such agreements may take the form of options, rights of first refusal, put and sell agreements or any other lawful form of agreement.

### ARTICLE IV.

#### Incorporator

The name and street address of the Incorporator of this Corporation, is as follows:

Roy D. Oppenheim, Esquire  
1290 Weston Road, Suite 300  
Fort Lauderdale, FL 33326

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ARTICLE V.  
Indemnification

This Corporation shall to the fullest extent permitted by the laws of Florida, including but not limited to Section 607.0850 of the Florida Business Corporation Act, as the same may be amended from time to time, indemnify any and all directors and officer of the Corporation.

ARTICLE VI.  
Address of Registered Office and Registered Agent

The street address of the registered office of the Corporation is: 1290 Weston Road, Suite 300, Weston, Florida 33326, and the initial registered agent for the Corporation at that address shall be Legal Information Services, Inc. The principal place of business of the corporation is 1290 Weston Road, Suite #300, Weston, Florida 33326.

ARTICLE VII.  
Number of Directors

The business of this Corporation shall be managed by a Board of Directors consisting of not fewer than two person(s), the exact number to be determined from time to time in accordance with the By-Laws.

ARTICLE VIII.  
Initial Board of Directors

The names and street addresses of the members of the initial Board of Directors of this Corporation, who shall hold office until the first Annual Meeting of Shareholders, and thereafter until their successors are elected are as follows:

ROBERT CASTELLANO  
1290 Weston Road, Suite 300  
Weston, Florida 33326

EUGENE P. CONESE, SR.  
Two Columbus Center  
55 Alhambra Plaza, Suite 600  
Coral Gables, Florida 33134

ARTICLE IX.  
Officers

The corporation shall have a President, a Secretary and a Treasurer and may have additional and assistant officers including, without limitation thereto, a Chairman of the Board of Directors, one or more Vice Presidents, Assistant Secretaries and Assistant Treasurers. A person may hold more than one office.

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ARTICLE X.  
Commencement of Corporate Existence

The existence of this Corporation shall, in accordance with the provisions of Florida law, commence on the date these Articles are filed with the Secretary of State of the State of Florida.

IN WITNESS WHEREOF, the undersigned, being the original subscribing incorporator to the foregoing Articles of Incorporation, has hereunto set his hand and seal this \_\_\_\_\_ day of August, 2000.

BY: \_\_\_\_\_

Roy D. Oppenheim  
Incorporator

STATE OF FLORIDA )  
COUNTY OF BROWARD )

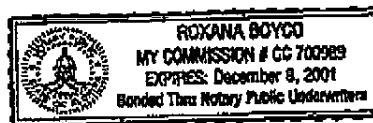
I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, Roy D. Oppenheim, Esq., to me well known and well known to me to be the person who executed the foregoing instrument and acknowledged before me that he executed the same freely and voluntarily for the uses and purposes therein set forth and expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on this 9th day of August, 2000.

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

My Commission Expires:

(SEAL)



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CERTIFICATE DESIGNATING REGISTERED AGENT  
AND REGISTERED OFFICE

In compliance with Florida Statutes Sections 48.091 and 607.0501, the following is submitted:

C3 Real Estate, Inc., desiring to organize as a corporation under the laws of the State of Florida, has designated 1290 Weston Road, Suite 300, Weston, Florida 33326 as its initial Registered Office and has named Legal Information Services, Inc. located at said address as its initial Registered Agent.

By: 

Roy D. Oppenheim, Esq.  
Incorporator

Having been named Registered Agent for the above stated corporation, at the designated Registered Office, the undersigned hereby accepts said appointment and agrees to comply with the provisions of Florida Statutes Section 48.091 relative to keeping open said office.

Legal Information Services, Inc.  
Registered Agent

BY: 

Name: Roy D. Oppenheim, Esq.  
Title: Vice-President

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TALLAHASSEE, FLORIDA

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