

PB1000063808

Florida Department of State
Division of Corporations
Public Access System
Katherine Harris, Secretary of State

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H01000003673 0)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:
Division of Corporations
Fax Number : (850)922-4001

From:
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305)672-0686
Fax Number : (305)672-9110

01 JAN 10 PM 3:29
SECRETARY OF STATE
TALLAHASSEE FLORIDA

FLORIDA PROFIT CORPORATION OR P.A.

International Realty & Partners, Inc.

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$78.75

Electronic Filing Menu

Corporate Filing

Public Access Help



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

January 9, 2001

CORPORATE CREATIONS

SUBJECT: INTERNATIONAL REALTY & PARTNERS, INC.
REF: W01000000621

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

Adding "of Florida" or "Florida" to the end of a name is not acceptable.

If you have any further questions concerning your document, please call (850) 487-6067.

Naysa Culligan
Document Specialist

FAX Aud. #: H01000003673
Letter Number: 201A00001233

Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

Affidavit

International Realty & Partners, L.L.C. a Florida profit corporation (Document No. L00000014342) dissolved on or about 1/8/2001, hereby states and affirms it has no intention of revoking the dissolution and releases use of the corporate name for use by another entity.

International Realty & Partners, L.L.C.

By:  *Atty in fact*

Print Name: Camilo Lopez
Print Title: President

Date: Jan 9, 2001

FILED
01 JAN 10 PM 3:29
SECRETARY OF STATE
TALLAHASSEE FLORIDA

Raul J. Sanchez De Varona | FL Bar Member 0844731
Raul J. Sanchez De Varona, P.A.
145 Madeira Avenue
Suite 310
Coral Gables FL 33134
305-443-8600
H01000003573

H01000003673

ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:
International Realty & Partners, Inc.

Article II. Address

The Corporation's mailing address is:
International Realty & Partners, Inc.
145 Madeira Avenue
Suite 310
Coral Gables FL 33134

Article III. Registered Agent

The name and address of the Corporation's registered agent is:
Raul J. Sanchez De Varona
145 Madeira Avenue
Suite 310
Coral Gables FL 33134

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

Raul J. Sanchez De Varona | FL Bar Member 0844731
Raul J. Sanchez De Varona, P.A.
145 Madeira Avenue
Suite 310
Coral Gables FL 33134
305-443-8600
H01000003673

H01000003673

Article V. Capital Stock

The Corporation shall have the authority to issue 1,000 shares of common stock, par value zero per share.

Article VI. Incorporator

The name and address of the incorporator is:

Raul J. Sanchez De Varona
Raul J. Sanchez De Varona, P.A.
145 Madeira Avenue
Suite 310
Coral Gables FL 33134

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on January 4, 2001.

The undersigned incorporator executed these Articles of Incorporation on January 9, 2001.



RAUL J. SANCHEZ DE VARONA
by R.A. Fernandez as attorney-in-fact

Raul J. Sanchez De Varona | FL Bar Member 0844731
Raul J. Sanchez De Varona, P.A.
145 Madeira Avenue
Suite 310
Coral Gables FL 33134
305-443-8600
H01000003673

H01000003673

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

CORPORATION:

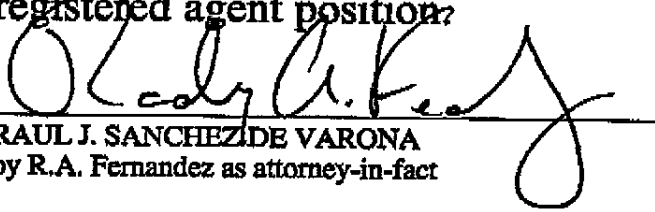
International Realty & Partners, Inc.

REGISTERED AGENT/OFFICE:

**Raul J. Sanchez De Varona
145 Madeira Avenue
Suite 310
Coral Gables FL 33134**

**FILED
01 JAN 10 PM 3:29
SECRETARY OF STATE
TALLAHASSEE FLORIDA**

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position?



RAUL J. SANCHEZ DE VARONA
by R.A. Fernandez as attorney-in-fact

Date: January 9, 2001

**Raul J. Sanchez De Varona | FL Bar Member 0844731
Raul J. Sanchez De Varona, P.A.
145 Madeira Avenue
Suite 310
Coral Gables FL 33134
305-443-8600
H01000003673**