

# PD/0000075840

## Transmittal Letter

Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

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-07/30/01--01087--003  
\*\*\*\*\*70.00 \*\*\*\*\*70.00

SUBJECT: LEE MALOFF REALTY, INC.

Enclosed please find an original Articles of Incorporation and the Designation and Acceptance of Registered Agent for filing, together with a check in the amount of \$ 70.00 to cover the filing fee.

FROM: LEE MALOFF REALTY, INC.

Please direct any *initial* inquiries concerning the incorporation of the above named company to:

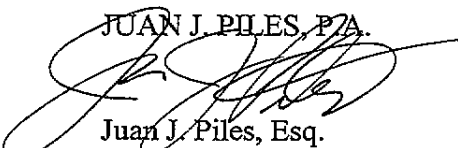
Juan J. Piles, Esq.  
3899 Northwest 7<sup>th</sup> Street  
Suite 218  
Miami, Florida 33126  
(305) 541-3777

Juan J. Piles GAVE  
AUTHORIZATION BY PHONE TO  
CORRECT Articles  
DATE 8-30-01  
DOC. EXPIRE 73

FILED  
01 JUL 30 AM 9:19  
TALLAHASSEE FLORIDA

Sincerely,

JUAN J. PILES, P.A.

  
Juan J. Piles, Esq.  
For the Firm

Enclosures

T. Burch AUG 2 2001

ARTICLES OF INCORPORATION

OF

LEE MALOFF REALTY, INC.

FILED

01 JUL 30 AM 9:49

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I NAME

The name of the corporation shall be LEE MALOFF REALTY, INC.

ARTICLE II NATURE OF BUSINESS

This corporation may engage in or transact any and all lawful activities or business permitted under the laws of the United States, the State of Florida, or any other state, county, territory or nation.

ARTICLE III CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 100 shares of common stock having a par value of \$1.00 per share.

ARTICLE IV ADDRESS

The street address of the initial registered office of the corporation shall be 3899 Northwest 7th Street, Suite 218, Miami, Florida 33126, and the name of the initial Registered Agent for the corporation at that address is Juan J. Piles, Esq.. The corporations principal address is 2355 Salzedo street ste. 204-B, Coral Gables, Fla. 33134

ARTICLE V SPECIAL PROVISIONS

The stock of this corporation is intended to qualify under the requirements of Section 1244 of the Internal Revenue Code and the regulations issued thereunder. Such actions as may be necessary shall be deemed to have been taken by the appropriate officers to accomplish this compliance.

ARTICLE VI TERM OF EXISTENCE

This corporation shall exist perpetually.

ARTICLE VII LIMITATION OF LIABILITY

Each director, stockholder and officer, in consideration for his services, shall, in the absence of fraud, be indemnified, whether then in office or not, for the reasonable cost and expenses incurred by him in connection with the defense of, or for advice concerning any claim asserted or proceeding brought against him by reason of his being or having been a director, stockholder or officer of the corporation or of any subsidiary of the corporation, whether or not wholly owned, to the maximum extent permitted by law. The foregoing right of indemnification shall be inclusive of any other rights to which any director, stockholder or officer may be entitled as a matter of law.

ARTICLE VIII SELF DEALING

No contract or other transaction between the corporation and other corporations, in the absence of fraud, shall be affected or invalidated by the fact that any one or more of the directors of the corporation is or are interested in a contract or transaction, or are directors or officers of any other corporation, and any director or directors, individually or jointly, may be a party or parties to, or may be interested in such contract, act or transaction, or in any way connected with such person or person's firm or corporation, and each and every person who may become a director of the corporation is hereby relieved from any liability that might otherwise exist from this contracting with the corporation for the benefit of himself or any firm, association or corporation in which he may be in any way interested. Any director of the corporation may vote upon any transaction with the corporation without regard to the fact that he is also a director of such subsidiary or corporation.

This corporation shall have a minimum of one director. The initial Board of Directors shall consist of:

Elizabeth L. Maloff  
2355 Salzedo Street, Suite 204-B  
Coral Gables, Florida 33134

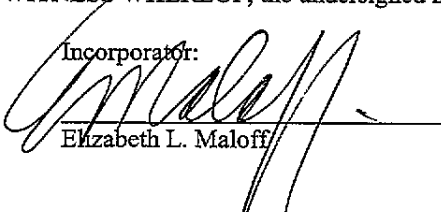
ARTICLE IX INCORPORATOR

The name and address of the incorporator is:

Elizabeth L. Maloff  
2355 Salzedo Street, Suite 204-B  
Coral Gables, Florida 33134

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 23 day of July, 2001.

Incorporator:

  
Elizabeth L. Maloff

**DESIGNATION OF AND ACCEPTANCE BY REGISTERED AGENT**

The following is submitted in compliance with the laws of the State of Florida, a corporation organizing under the laws of the State of Florida, with its principal office located at Coral Gables, Florida 33134, has named **Juan J. Piles, Esq.** whose address is as its Agent to accept service of process within this State.

ACCEPTANCE:

I agree as Registered Agent to accept service of process; to keep the office open during prescribed hours; to post my name (and any other officers of said corporation authorized to accept service of process at the above designated address) in some conspicuous place in the office as required by law.

Registered Agent:

  
Juan J. Piles, Esq.