

Division of Corporations

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## Florida Department of State

Division of Corporations

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Katherine Harris, Secretary of State

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## FLORIDA PROFIT CORPORATION OR P.A.

UNIVERSAL REAL ESTATE ORGANIZATION, INC.

Certificate of Status	1
Certified Copy	1
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FLORIDA DEPARTMENT OF STATE

Katherine Harris  
Secretary of State

September 11, 2001

JOHNNY TSIMOGIANNIS

SUBJECT: UNIVERSAL REAL ESTATE ORGANIZATION, INC.  
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**ARTICLES OF INCORPORATION OF  
UNIVERSAL REAL ESTATE ORGANIZATION, INC.**

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*The undersigned incorporator, for the purpose of forming a corporation under the Florida Business Corporation Act, pursuant to Chapter 607 of Florida Statutes, hereby adopts the following Articles of Incorporation.*

**ARTICLE I:           NAME**

The name of the Corporation shall be **UNIVERSAL REAL ESTATE ORGANIZATION, INC.** ("Corporation")

**ARTICLE II:           PRINCIPAL OFFICE**

The initial principal place of business and mailing address of this Corporation shall be:  
**770 Ponce de Leon Blvd., Suite 209, Coral Gables, FL 33134**, with the privilege of having branch offices at any other place within the State and without the State.

**ARTICLE III:           SHARES**

The Corporation is authorized to have only one class of stock outstanding, designated as common stock.

The maximum number of shares of common stock that this Corporation is authorized to have outstanding at any one time is **(1,000) ONE THOUSAND SHARES**, each share having the par value of **One Dollar (\$1)**.

All such stock shall be payable in cash, property, labor, services, or contributed capital at a just value to be fixed by the Board of Directors at a meeting called for that purpose.

**ARTICLE IV:           INITIAL REGISTERED AGENT AND STREET ADDRESS**

The name and Florida Street address of the initial registered office of this Corporation and the name of its initial registered agent at such address is:

*Johnny Tsimogiannis  
770 Ponce de Leon Blvd., Suite 210  
Coral Gables, FL 33134*

**ARTICLE V:           INCORPORATOR**

The name and street address of the incorporator of this Corporation is:

*Johnny Tsimogiannis  
770 Ponce de Leon Blvd., Suite 210  
Coral Gables, FL 33134*

**ARTICLE VI:           EFFECTIVE DATE**

These Articles of Incorporation shall be effective September 11, 2001 (or the earliest date deemed acceptable) upon the approval of the Secretary of State, State of Florida.

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**ARTICLE VII: TERM OF EXISTENCE**

This Corporation shall have perpetual existence unless sooner dissolved according to law.

**ARTICLE VIII: PURPOSE OF CORPORATION**

The general nature and purpose of this Corporation for profit is provided for in Florida Statutes 607.0301, and accordingly, shall engage in any activity or business permitted under the laws of the United States and of the State of Florida.

**ARTICLE IX: POWERS OF CORPORATION**

The Corporation shall have the same powers as an individual to do all things necessary or convenient to carry out its business affairs, subject to any limitations or restrictions imposed by applicable law or these Articles of Incorporation.

**ARTICLE X: OFFICERS AND DIRECTORS**

The Corporation shall have three (3) directors and four (4) officers initially. The number of directors may be increased or diminished from time to time by the by-laws adopted by the stockholders, but there shall always be at least one (1) director. The name and street address of the initial officer(s) and director(s) who shall hold office for the first year of the Corporation, or until their successors are elected or appointed, and whose address(es) shall be the same as the principal office of the Corporation, are as follows:

*Michael Verbitsky*  
*Director, President, Vice-president, Secretary & Treasurer*

**{No other directors or officers included}**

**ARTICLE XI: CORPORATE CAPITALIZATION**

Holders of the common stock are entitled to vote on all questions required by law on the basis of one vote per share and there shall be no cumulative voting. No holders of shares of common stock shall have any preemptive right to subscribe to or purchase any additional shares of any class, or any bonds or convertible securities of any natures; provided, however, that the Board of Director(s) may, in authorizing the issuance of shares of stock of any class, confer any preemptive right that the Board of Director(s) may deem advisable in connection with such issuance.

The Board of Director(s) of the Corporation may authorize the issuance from time to time of shares of its stock of any class, whether now or hereafter authorized, or securities convertible into shares of its stock of any class, whether now or hereafter authorized, for such consideration as the Board of Director(s) may deem advisable, subject to such restrictions or limitations, if any, as may be set forth in the bylaws of the Corporation.

The Board of Director(s) of the Corporation may, by Restated Articles of Incorporation, classify or reclassify any unissued stock from time to time by setting or changing the preferences, conversions or other rights, voting powers, restrictions, limitations as to dividend, qualifications, or term or conditions of redemption of the stock.

**ARTICLE XII: SHAREHOLDER'S RESTRICTIVE AGREEMENT**

All of the shares of stock of this Corporation may be subject to a Shareholders' Restrictive Agreement containing numerous restrictions on the rights of shareholders of the Corporation and transferability of the shares of stock of the Corporation. A copy of the Shareholders' Restrictive Agreement, if any, is on file at the principal office of the Corporation.

**ARTICLE XIII: REGISTERED OWNERS**

The Corporation, to the extent permitted by law, shall be entitled to treat the person in whose name any share or right is registered on the books of the Corporation as the owner thereto, for all purposes, and except as may be agreed in writing by the Corporation, the Corporation shall not be bound to recognize any equitable or other claim to, or interest in, such share or right on the part of any other person, whether or not the Corporation shall have notice thereof.

**ARTICLE XIV: INDEMNIFICATION**

To the extent permitted by law, the Corporation shall indemnify and hold harmless each person who shall serve as a director of the Corporation, and each person who serves at the request of the Corporation as a director or officer of any Corporation, from and against any and all claims and liabilities to which such person shall become subject by reason any action alleged to have been taken or omitted by him as director or officer. The Corporation shall reimburse each such person for all costs, legal and other expenses reasonably incurred by him in connection with any claim or liability as to which it shall be adjudged that such officer or director is liable to the extent permitted by law.

No contract or other transaction between this Corporation and any other firm or Corporation, and no act of this Corporation shall in any way be affected or invalidated by the fact that any of the directors of the Corporation are peculiarly or otherwise interested in, or are directors or officers of such other firms or Corporations, provided that the fact he is so interested shall be disclosed or shall have been known to the Board of Directors or such members thereof as shall be present at any meeting of the Board at which action upon any such contract or transaction shall be taken and any director of the Corporation who is also a director or officer of such other Corporation, or is so interested, may be counted in determining the existence of a quorum at any meeting of the Board of Directors of the Corporation which shall authorize any such contract or transaction with the like force and effect as if they were not a director or officer of such other Corporation or not so interested.

**ARTICLE XV: BYLAWS**

The Board of Director(s) of the Corporation shall have power, without the assent or vote of the shareholders, to make, alter, amend or repeal the Bylaws of the Corporation, but the affirmative vote of a number of Directors equal to a majority of the number who would constitute a full Board of Directors at the time of such action shall be necessary to take any action for the making, alteration, amendment or repeal of the Bylaws.

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Page 4**ARTICLE XVI: AMENDMENT**

The Corporation reserves the right to amend, alter, change, or repeal any provision contained in these Articles of Incorporation, or in any amendment hereto, or to add any provision to these Articles of Incorporation or to any amendment hereto, in any manner now or hereafter prescribed or permitted by the provisions of any applicable statute of the State of Florida, and all rights conferred upon shareholders in these Articles of Incorporation or any amendment hereto are granted subject to this reservation.

IN WITNESS OF THE FOREGOING, I, the undersigned, am the original incorporator for the purpose of forming a Corporation pursuant to the Corporation laws of the State of Florida, do hereby make and file this Certificate with the Florida Department of State, Secretary of State, Division of Corporations, hereby declaring and certifying that the facts herein stated are true, and accordingly have hereunto set my hand and seal this day Wednesday September 5, 2001.

  
Johnny Tsimogiannis  
Incorporator

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED. *IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:*

First, that **Universal Real Estate Organization, Inc.**, desiring to organize or qualify under the laws of the State of Florida, with its initial place of business address, as indicated in the Articles of Incorporation, in the City of Coral Gables, County of Miami-Dade, State of Florida, has named as follows its agent to accept service of process within the State of Florida.

**Johnny Tsimogiannis**  
770 Ponce de Leon Blvd., Suite 210  
Coral Gables, FL 33134

Having been named as registered agent and to accept service of process for the above stated Corporation, at the place designated in this 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.

  
Johnny Tsimogiannis  
Registered Agent

9/10/2001  
Date

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