

# PD2000042303

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

**REAL ESTATE CAPITAL MANAGEMENT INC.**

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**ARTICLES OF INCORPORATION**  
**OF**  
**REAL ESTATE CAPITAL MANAGEMENT INC.**

The undersigned, for the purpose of forming a corporation for profit under the laws of Florida, hereby adopts the following Articles of Incorporation:

**Article I**

**Name and Principal Place of Business**

The name of the corporation is **REAL ESTATE CAPITAL MANAGEMENT INC.**

The corporation's initial principal place of business shall be 200 South Biscayne Boulevard, Suite 4100, Miami, Florida 33131.

**Article II**

**Duration and Existence**

This corporation shall exist perpetually. The existence of the corporation shall commence on the date of execution of these articles.

**Article III**

**Nature of Business**

This corporation is organized for the purpose of transacting any or all lawful business.

**THIS DOCUMENT PREPARED BY:**

Guillermo J. Fernández-Quincoces  
Steel Hector & Davis, LLP  
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#### Article IV

##### Mailing Address

The initial mailing address of the corporation is 200 S. Biscayne Boulevard, Suite 4100, Miami, Florida 33131.

#### Article V

##### Capital Stock

- (a) Authorized Capital. The maximum number of shares of stock which this corporation is authorized to have outstanding at any one time is one thousand (1000) shares with a par value of \$1.00 each share.
- (b) Preemptive Rights. Shareholders shall have no preemptive rights.
- (c) Cumulative Voting. Cumulative voting shall not be permitted.

#### Article VI

##### Initial Registered Office and Agent

The street address of the initial registered office of this corporation is 200 South Biscayne Boulevard, Suite 4100, Miami, Florida 33131, and the name of the initial registered agent of this corporation at that address is Corporate International Registered Agents, Inc.

#### Article VII

##### Directors

- (a) Number. The initial number of directors is one. The number of directors may be increased or diminished from time to time by the bylaws, but shall never be less than one. The names and addresses of the initial director is:

John Cliffe  
c/o 3056 N.E. 210 Street  
Aventura, FL 33180

(b) Compensation. The board of directors is hereby specifically authorized to make provisions for reasonable compensation to its members for their services as directors, and to fix the basis and conditions upon which such compensation shall be paid. Any director of the corporation may also serve the corporation in any other capacity and receive compensation therefor in any form.

### Article VIII

#### Indemnification

This corporation shall indemnify to the fullest extent permitted under and in accordance with the laws of the State of Florida any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative by reason of the fact that he is or was director or officer of this corporation, or is or was serving at the request of this corporation as a director, officer, trustee, employee or agent of or in any other capacity with another corporation, partnership, joint venture, trust or other enterprise, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, unless such person breached or failed to perform his duties as an officer, director, employee or agent of this corporation and such breach constitutes:

- (1) a violation of criminal law, unless the director, officer, employee or agent had reasonable cause to believe his conduct was lawful or had no reasonable cause to believe his conduct was unlawful;
- (2) a transaction from which the director, officer, employee or agent derived an improper personal benefit, either directly or indirectly; or
- (3) recklessness or an act or omission which was committed in bad faith or with malicious purpose in a manner exhibiting wanton and willful disregard for human rights, safety, or property.

A judgment or other final adjudication against a director, officer, employee or agent of this corporation in any criminal proceeding for violation of criminal law shall stop such person from contesting the fact that his breach or failure to perform constitutes a violation of the criminal law, but such judgment or other final adjudication shall not stop such person from establishing that he had reasonable cause to believe that his conduct was lawful or had no reasonable cause to believe that his conduct was unlawful.

**Article IX**

**Bylaws**

The initial bylaws of this corporation shall be adopted by the directors. Bylaws shall be adopted, altered, amended or repealed from time to time by either the shareholders or the board of directors, but the board of directors shall not alter, amend or repeal any bylaw adopted by the shareholders if the shareholders specifically provide that such bylaw is not subject to amendment or repeal by the directors.

**Article X**

**Incorporator**

The name and street address of the incorporator of this corporation are:

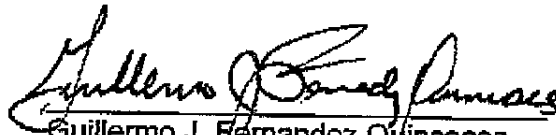
Guillermo J. Fernandez-Quincoces  
c/o Steel Hector & Davis LLP  
Suite 4100 - 200 South Biscayne Boulevard  
Miami, Florida 33131

**Article XI**

**Amendment**

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the incorporator has executed these Articles on this 18<sup>th</sup> day of April, 2002.


  
Guillermo J. Fernandez-Quincoces  
Incorporator

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**ACCEPTANCE BY REGISTERED AGENT**

Having been named to accept service of process for the above stated Corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

CORPORATE INTERNATIONAL  
REGISTERED AGENTS, INC.

By:   
Guillermo J. Fernandez-Quiroces

Dated: April 18, 2002

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