

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

PO2 0000 82839

Royal Poinciana Place Dr

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02 JUL 31 PM 12:40

SECRETARY OF STATE
TALLAHASSEE FLORIDA

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☒ Art of Inc. File

___ LTD Partnership File

___ Foreign Corp. File

___ L.C. File

___ Fictitious Name File

___ Trade/Service Mark

___ Merger File

___ Art. of Amend. File

___ RA Resignation

___ Dissolution / Withdrawal

☒ Annual Report / Reinstatement

___ Cert. Copy

___ Photo Copy

___ Certificate of Good Standing

___ Certificate of Status

___ Certificate of Fictitious Name

___ Corp Record Search

___ Officer Search

___ Fictitious Search

___ Fictitious Owner Search

___ Vehicle Search

___ Driving Record

___ UCC 1 or 3 File

___ UCC 11 Search

___ UCC 11 Retrieval

___ Courier

D. WHITE JUL 31 2002

Signature

Requested by

Name

Date

Time

Walk-In

Will Pick Up

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ARTICLES OF INCORPORATION

02 JUL 31 PM 12:40

OF

SECRETARY OF STATE
TALLAHASSEE FLORIDA

ROYAL POINCIANA PLACE, INC.

The undersigned subscribers to these Articles of Incorporation, natural persons competent to contract, hereby form a corporation under the Laws of the State of Florida.

ARTICLE I

The name of the corporation shall be: ROYAL POINCIANA PLACE, INC.

ARTICLE II

DURATION AND BEGINNING OF CORPORATE EXISTENCE

The corporation shall exist perpetually. The date when the corporate existence of this corporation shall begin shall be when these Articles of Incorporation are received and accepted by the Secretary of State of Florida.

ARTICLE III

This corporation is organized for the purpose of transacting any or all lawful business permitted under the Laws of the State of Florida and of the United States of America. In addition, the purpose of this Corporation is to construct houses, commercial buildings, residences, condominiums, townhouses, and do any other act related thereto. The Corporation may acquire property, use that property as collateral, loan money, function in land acquisitions, function in land dispositions, and any other act related to the development or redevelopment of real estate anywhere in the world.

ARTICLE IV

The corporation is authorized to have outstanding one class of stock designated as common stock. The maximum number of shares of common stock to have outstanding is 500 shares of Common Stock of a par value of One (\$1.00) Dollar per share. Holders of Common Stock shall not have pre-emptive rights to subscribe to the corporation's securities.

ARTICLE V

The principal and mailing address of the corporation in the State of Florida is:

9370 Sunset Drive, Suite A-202, Miami, Florida 33173.

The name of the initial registered agent of this corporation is: JEFFREY DREW

CUMMINS, 9555 North Kendall Drive, Suite 202, Miami, Florida 33176.

ARTICLE VI

INITIAL BOARD OF DIRECTOR(S)

The corporation shall have four (4) director(s) initially. The number of director(s) may be increased or decreased from time to time by amendment to, or in the manner provided in the by-laws of the corporation.

The name and street address of the initial director(s) of this corporation are:

MARTIN GUERRA, to serve as President, 9370 Sunset Drive, Suite A-202, Miami, Florida 33173, CARMEN WELCH, to serve as Vice-President, 1707 NW 91st Avenue, Plantation, Florida 33322, NORMAN WELCH, to serve as Treasurer, 1707 NW 91st Avenue, Plantation, Florida 33322 and JEFFREY DREW CUMMINS, to serve as Secretary, 9555 North Kendall Drive, Suite 202, Miami, Florida 33176.

ARTICLE VII

INCORPORATOR(S)

The name and address of the incorporator(s) to these Articles of Incorporation are:

MARTIN GUERRA, 9370 Sunset Drive, Suite A-202, Miami, Florida 33173, CARMEN WELCH, 1707 NW 91st Avenue, Plantation, Florida 33322, NORMAN WELCH, 1707 NW 91st Avenue, Plantation, Florida 33322 and JEFFREY DREW CUMMINS, 9555 North Kendall Drive, Suite 202, Miami, Florida 33176.

ARTICLE VIII

BY-LAWS

The power to adopt, alter, amend or repeal by-laws shall be vested in the Board of Directors and the shareholders.

ARTICLE IX

INDEMNIFICATION

The corporation shall indemnify, to the full extent permitted by law, any officer, director, employee or agent of the corporation, or any former officer, director, employee or agent of the corporation, or any person who at the request of the corporation is or was serving as a director, officer, employee or agent of another corporation partnership, joint venture, trust or other enterprise.

ARTICLE X

AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment thereto.

ARTICLE XI-BUY-OUT PROVISION

Should any stockholder desire to sell his or her stock, said stockholder shall so notify the other stockholders, in writing, of his or her intentions to sell. That upon receipt of said notification, the corporation shall authorize the accountant then employed by said corporation to make a full and complete audit of the books of said corporation, using standard accounting methods and principles in order to determine the book value of said corporation. Upon determination of the book value, the price of the stock shall be the buy-out figure and the person so desirous of selling must accept the price as set forth by the accountant. The remaining stockholder or stockholders shall purchase said stock in proportionate shares to the percentages that they presently own and the seller shall get 50% of the purchase price within thirty days from the date that the audit is completed and the balance thirty days thereafter.

IN WITNESS WHEREOF, the undersigned incorporator(s) has(ve) executed these
Articles of Incorporation this 30 day of July, 2002.



MARTIN GUERRA



CARMEN WELCH



NORMAN WELCH



JEFFREY DREW CUMMINS

STATE OF FLORIDA)
COUNTY OF DADE) SS.:

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above, to take acknowledgments personally appeared MARTIN GUERRA, CARMEN WELCH, NORMAN WELCH and JEFFREY DREW CUMMINS, to me known to be the person(s) described as Subscriber(s) in, and who executed the foregoing Articles of Incorporation, and she acknowledged before me that she subscribed to those Articles of Incorporation.

WITNESS my hand and official seal in the County and State named above this 30th
day of July, 2002.



NOTARY PUBLIC
State of Florida

My Commission Expires:

This Instrument Prepared by:
Jeffrey Drew Cummins, Esq.
9555 N. Kendall Drive, Suite 202
Miami, Florida 33176
305-595-3310



Jeanette Aleu
My Commission CC996812
Expires January 28, 2005

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA AND NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED**

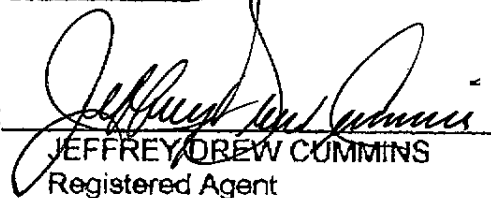
In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

First, ROYAL POINCIANA PLACE, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, at the City of Miami, County of Dade, State of Florida, has designated JEFFREY DREW CUMMINS, 9555 North Kendall Drive, Suite 202, Miami, Florida 33176, as its agent to accept service of process within this State.

Having been named to accept service of process for the above stated corporation, at place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provision of said Act relative to keeping open said office.

Dated this 30 day of July, 2002.

BY: _____


JEFFREY DREW CUMMINS
Registered Agent

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SECRETARY OF STATE
TALLAHASSEE FLORIDA