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Florida Department of State

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To:

Division of Corporations

Fax Number : (850)205-0381

From:

Account Name : EMPIRE CORPORATE KIT COMPANY

Account Number: 072450003255 Phone: (305)634-3694 Fax Number: (305)633-9696 SECRETARY OF STATE

FLORIDA PROFIT CORPORATION OR P.A.

NEW FLORIDA REALTY ADVISORS, INC.

Certificate of Status	0
Certified Copy	1
Page Count	04
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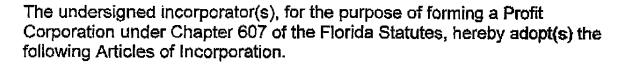
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ARTICLES OF INCORPORATION

OF

NEW FLORIDA REALTY ADVISORS, INC.



ARTICLE I

The name of this corporation shall be: NEW FLORIDA REALTY ADVISORS, INC.

ARTICLE II

This corporation shall commence existence upon the date of filing with the Division of Corporations, state of Florida, and shall have perpetual existence.

ARTICLE III

The principal place of business of this corporation: 1455 Ocean Drive, Suite 701, Miami Beach, FL 33139.

ARTICLE IV

The general nature of business of this corporation is to transact any and all lawful business.

ARTICLE V

The aggregate number of shares which this corporation shall have authority to issue are 1,000 shares common stock having 100.00 par value.

Unless otherwise stated in these articles, or in an amendment to these articles, there shall be only one (1) class of stock of this corporation.

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ARTICLE VI

The name and street address of the initial Registered Agent of this corporation shall be: John P. Corrigan, 444 Brickell Avenue, Suite 300, Miami, FL 33131.

ARTICLE VII

The name and address of the officers and initial board of directors shall be:

DIR/PRES/SEC

Drake Corrigan 1455 Ocean Drive, Suite 701

Miami Beach, FL 33139

DIR/VP/TREAS

Ramon J. Ruiz 4980 San Amaro Drive Coral Gables, FL 33146

ARTICLE VIII

The name and address of the incorporator executing these Articles of Incorporation is:

Empire Corporate Kit of America, Inc. 2444 N.W. 7TH PLACE MIAMI, FL 33127

The undersigned has executed these Articles of Incorporation this <u>25th</u> day of <u>NOVEMBER</u>, <u>2002</u>.

Ray Stormont Signing for

Empire Corporate Kit of America, Inc.

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CERTIFICATE OF DESIGNATION REGISTERED AGENT/REGISTERED OFFICE

NEW FLORIDA REALTY ADVISORS, INC. (Name of Corporation)

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THE ARTICLES OF INCORPORATION, 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.

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