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Florida Department of State
Division of Corporations
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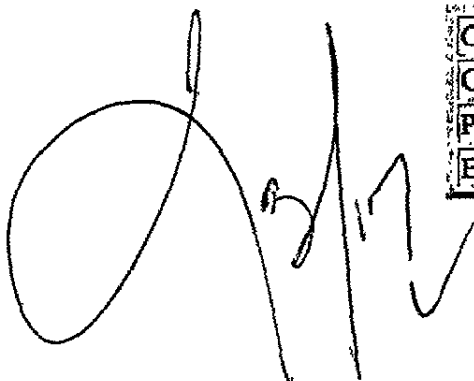
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FLORIDA PROFIT CORPORATION OR P.A.

LAS OLAS REAL ESTATE, INC.

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$78.75



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ARTICLES OF INCORPORATION
OF
LAS OLAS REAL ESTATE, INC.

The undersigned, for the purpose of forming a corporation, adopts the following
Articles of Incorporation:

ARTICLE I

NAME

The name of the corporation is Las Olas Real Estate, Inc. and its address is 255
Hibiscus Avenue, Lauderdale by the Sea, 33308.

ARTICLE II

DURATION

The duration of the corporation is perpetual.

ARTICLE III

PURPOSES

The general purposes for which the corporation is organized are:

- (1) To transact any and all lawful business for which corporations
may be incorporated under the Florida General Corporation
Act.
- (2) To do such other things as are incidental to the foregoing or
necessary or desirable in order to accomplish the foregoing.

ARTICLE IV

AUTHORIZED SHARES

The aggregate number of shares which the corporation is authorized to issue is
7,500. Such shares shall be of a single class, and shall have a par value of One Dollar
(\$1.00) per share.

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ARTICLE V

REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation is 255 Hibiscus Avenue, Lauderdale by the Sea, Florida 33308 and the name of its initial registered agent at such address is Joseph Santomassino.

ARTICLE VI

DIRECTORS

The number of directors constituting the board of directors of the corporation shall be determined in accordance with the By-Laws, but shall not be less than one. The number of directors constituting the initial board of directors is one (1). The name and address of the person who is to serve as the member of the initial board of directors is:

Joseph Santomassino
255 Hibiscus Avenue
Lauderdale by the Sea, Florida 33308

ARTICLE VII

INCORPORATOR

The name and address of the incorporator is:

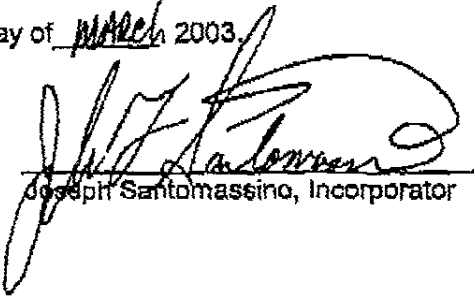
Joseph Santomassino
255 Hibiscus Avenue
Lauderdale by the Sea, Florida 33308

ARTICLE VIII

INDEMNIFICATION

The corporation shall indemnify each director, officer and shareholder of the corporation against any and all liability and expenses incurred by him in connection with or arising out of any action, suit or proceeding in which he may be involved, by reason of his being or having been an officer, director or shareholder of the corporation to the full extent permitted by the laws of the State of Florida.

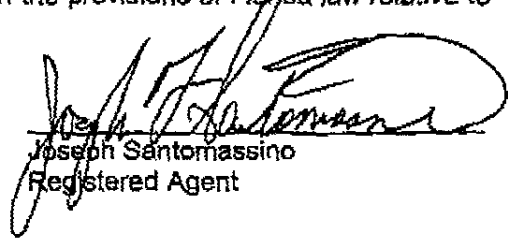
Executed by the undersigned on the 14 day of March, 2003.


Joseph Santomassino, Incorporator

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ACKNOWLEDGEMENT OF APPOINTMENT OF REGISTERED AGENT

Having been named the registered agent for the above corporation at the place designated in the foregoing Articles of Incorporation, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.


Joseph Santomassino
Registered Agent

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