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DEPT. OF REVENUE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

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CORPORATION SERVICE COMPANY™

ACCOUNT NO. : 072100000032

REFERENCE : 105176 8894A

AUTHORIZATION :

COST LIMIT : \$ PPD

ORDER DATE : May 23, 2003

ORDER TIME : 10:51 AM

ORDER NO. : 105176-005

CUSTOMER NO: 8894A

CUSTOMER: Hilda Hernandez, Legal Asst  
Ritter Ritter & Zaretsky

Suite 101  
555 N.e. 15th Street  
Miami, FL 33132

DOMESTIC FILING

NAME: MIAMI BEACH CAPITAL REALTY,  
INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP  
       ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

       CERTIFIED COPY  
XX        PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sara Lea - EXT. 1114

EXAMINER'S INITIALS: \_\_\_\_\_

## **ARTICLES OF INCORPORATION**

**OF**

**MIAMI BEACH CAPITAL REALTY, INC.**

03 MAY 23 AM 11:32

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

### **ARTICLE I. NAME**

The name of the corporation shall be MIAMI BEACH CAPITAL REALTY, INC.

The principal place of business of this corporation shall be at 4470 Alton Road, Miami Beach, FL 33140

### **ARTICLE II. NATURE OF BUSINESS**

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation, including but not limited to real estate sales, brokerage, financing, purchasing, and owning.

### **ARTICLE III. CAPITAL STOCK**

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000 shares of common stock having no par value per share.

### **ARTICLE IV. ADDRESS**

The street address of the initial registered office of the corporation shall be 4470 Alton Road, Miami Beach, Florida 33140 and the name of the initial registered agent of the corporation at that address is Lidia Gonzalez.

### **ARTICLE V. TERM OF EXISTENCE**

This corporation is to exist perpetually.

### **ARTICLE VI. OFFICERS AND DIRECTORS**

This corporation shall have on officers and on director, initially. The name and street address

of the initial officers and director who shall hold office for the first year of the corporation, or until their successors are elected or appointed is:

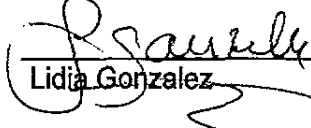
Lidia Gonzalez  
4470 Alton Road, Miami Beach, Fl. 33140

**ARTICLE VII. INCORPORATOR**

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

Lidia Gonzalez  
4470 Alton Road  
Miami Beach, Fl. 33140


**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal on this \_\_\_\_ 19th \_\_\_\_ day of MAY, 1995.

  
Lidia Gonzalez

STATE OF FLORIDA

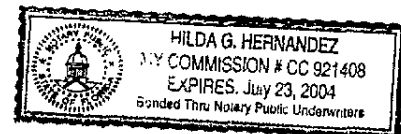
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 20 day of MAY, 2003, by Lidia Gonzalez who produced \_\_\_\_\_ as identification. Said person did not take an oath.

  
\_\_\_\_\_

Notary Public, State of Florida at Large

My Commission Expires: \_\_\_\_\_

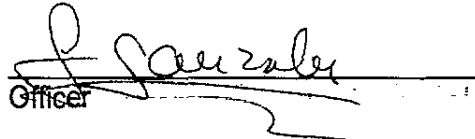


**CERTIFICATE DESIGNATING PLACE OF BUSINESS**  
**OR DOMICILE FOR THE SERVICE OF PROCESS**  
**WITHIN THIS STATE. NAMING AGENT UPON WHOM**  
**PROCESS MAY BE SERVED**

03 MAY 23 AM 11:32  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

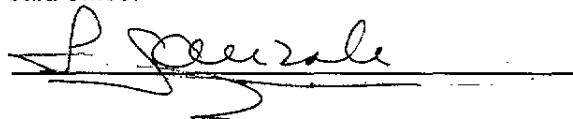
In pursuance of Chapter 48,091, Florida Statutes, the following is submitted, in compliance with said Act:

MIAMI BEACH CAPITAL REALTY INC. desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at Miami, County of Dade, State of Florida, has named Lidia Gonzalez, 4470 Alton Road, Miami Beach, FL 33140 as its agent to accept service of process within this State.

  
\_\_\_\_\_  
Officer

**ACKNOWLEDGMENT BY DESIGNATED AGENT**

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.

  
\_\_\_\_\_  
Lidia Gonzalez