

**P05000054027**

Florida Department of State  
Division of Corporations  
Public Access System

Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.**

((H05000087160 3)))

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.**

**To:**

Division of Corporations  
Fax Number : (850)205-0381

**From:**

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
Account Number : 110432003053  
Phone : (305)672-0686  
Fax Number : (305)672-9110

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

**Southeast Florida 1031 Exchange Corporation**

Certificate of Status	1
Certified Copy	0
Page Count	03
Estimated Charge	\$78.75

FILED  
2005 APR 12 PM 3:56  
TALLAHASSEE FLORIDA

**Electronic Filing Menu**

**Corporate Filing**

**Public Access Help**

gf 4/12/05



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

FILED

2005 APR 12 PM 3:56

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

April 12, 2005

CORPORATE CREATIONS INTERNATIONAL INC.

SUBJECT: SOUTHEAST FLORIDA 1031 EXCHANGE CORPORATION  
REF: W05000018256

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The effective date can be no more than 90 days after the date of filing.

If you have any further questions concerning your document, please call (850) 245-6973.

Claretha Golden  
Document Specialist  
New Filings Section

FAX And. #: H05000087160  
Letter Number: 905A00024793

H05000087160

EFFECTIVE DATE  
4/5/05

## ARTICLES OF INCORPORATION

FILED

2005 APR 12 PM 3:56

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

### Article I. Name

The name of this Florida corporation is:  
Southeast Florida 1031 Exchange Corporation

### Article II. Address

The Corporation's mailing address is:  
Southeast Florida 1031 Exchange Corporation  
5521 University Drive  
SUITE 104  
Coral Springs FL 33067

### Article III. Registered Agent

The name and address of the Corporation's registered agent is:  
Corporate Creations Network Inc.  
11380 Prosperity Farms Road #221E  
Palm Beach Gardens FL 33410

### Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:

Marc R. Tiller  
Richard S. Weinstein

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

Corporate Creations International Inc.  
941 Fourth Street  
Miami Beach FL 33139  
(305) 672-0686

H05000087160

Article V. Capital Stock

The Corporation shall have the authority to issue 2,000 shares of common stock, par value \$.01 per share.

Article VI. Incorporator

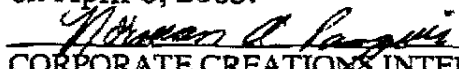
The name and address of the incorporator is:

Corporate Creations International Inc.  
941 Fourth Street  
Miami Beach FL 33139

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on April 5, 2005.

The undersigned incorporator executed these Articles of Incorporation on April 8, 2005.

  
CORPORATE CREATIONS INTERNATIONAL INC.  
Karla Sarria Vice President  
by N. Pasquier as attorney-in-fact

Corporate Creations International Inc.  
941 Fourth Street  
Miami Beach FL 33139  
(305) 672-0686

FILED

2005 APR 12 PM 3:57

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**CERTIFICATE OF DESIGNATION  
REGISTERED AGENT/OFFICE**

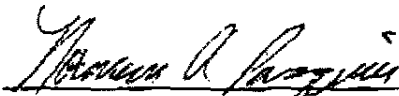
**CORPORATION:**

Southeast Florida 1031 Exchange Corporation

**REGISTERED AGENT/OFFICE:**

Corporate Creations Network Inc.  
11380 Prosperity Farms Road #221E  
Palm Beach Gardens FL 33410

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



CORPORATE CREATIONS NETWORK INC.

Karla Sarria, Vice President  
by N. Pasquier as attorney-in-fact

Date: April 8, 2005

Corporate Creations International Inc.  
941 Fourth Street  
Miami Beach FL 33139  
(305) 672-0686