

P05000061279

2005 APR 26 AM  
Division of Corporations

FAX NO.

P. 01  
Page 1 of 1

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 and  
number (shown below) on the top and bottom of all pages of the document.

((H05000103511 3)))

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

TALLAHASSEE, FLORIDA  
2005 APR 26 A 10:09  
FILED

To:

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

From:

Account Name : FIELDSTONE LESTER SHEAR & DENBERG  
Account Number : I19990000180  
Phone : (305) 357-5775  
Fax Number : (305) 357-5534

FLORIDA PROFIT CORPORATION OR P.A.

Metro Real Estate Group, Inc.

D. WHITE APR 27 2005

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

Electronic Filing Menu

Corporate Filing

Public Access Help

APR-28-2005 TUE 10:43 AM

FAX NO.

P. 02

((H05000103511 3))

**FILED**

ARTICLES OF INCORPORATION  
OF  
METRO REAL ESTATE GROUP, INC.

2005 APR 26 A 10: 09  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of this corporation is METRO REAL ESTATE GROUP, INC.

ARTICLE II - PURPOSE

The corporation shall be authorized to transact all legal business of any nature.

ARTICLE III - CAPITAL STOCK

The capital stock authorized, the par value thereof, and the class of such stock shall be as follows:

Number of Shares Authorized	Par Value Per Share	Class of Stock
1,000	\$1.00	Common

ARTICLE IV - PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his prorata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE V - INITIAL REGISTERED  
OFFICE AND AGENT

The street address of the initial principal and mailing office of this corporation is:

672 E. Hallandale Beach Blvd.  
Hallandale Beach, FL 33009

APR-26-2005 TUE 10:43 AM  
(((H05000103511 3)))

FAX NO.

P. 03

and the name and address of the initial registered agent of this corporation is:

Name	Address
Michael B. Denberg	201 Alhambra Circle, Suite 601 Coral Gables, FL 33134

#### ARTICLE VI - COMMENCEMENT

This corporation shall commence on the date on which these Articles are filed with the Secretary of State.

#### ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have one director initially. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than one. The names and addresses of the initial directors of this corporation are:

Name	Address
Robert L. Lansburgh	672 E. Hallandale Beach Blvd. Hallandale Beach, FL 33009

#### ARTICLE VIII - INCORPORATOR

The name and address of the person signing these Articles of Incorporation is:

Name	Address
Robert L. Lansburgh	672 E. Hallandale Beach Blvd. Hallandale Beach, FL 33009

#### ARTICLE IX - BY-LAWS

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

APR-28-2005 TUE 10:44 AM

FAX NO.

P. 04

((H05000103511 3))

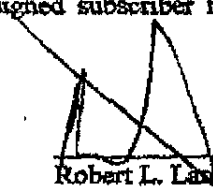
#### ARTICLE X - INDEMNIFICATION

The corporation shall indemnify any officer or director, or any former officer or director, to the fullest extent permitted by law.

#### ARTICLE XI - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment thereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 28 day of April, 2005.

  
Robert L. Landsburgh  
Incorporator

APR-28-2005 TUE 10:44 AM  
(((H05000103511 3)))

FAX NO.

P. 05

FILED

2005 APR 26 A 10:10

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**CERTIFICATE OF DESIGNATION**  
**REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the state of Florida.

1. The name of the corporation is:  
  
METRO REAL ESTATE GROUP, INC.
2. The name and address of the registered agent and office is:

Michael B. Denberg  
201 Alhambra Circle, Suite 601  
Coral Gables, FL 33134



Robert L. Lansburgh  
Title: Incorporator

Date: April 26<sup>th</sup>, 2005.

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



Michael B. Denberg

Date: April 26<sup>th</sup>, 2005.

\\FLIBRARY\Clerts\Lansburgh\Docs\metro real estate\mtlinc.rpd

(((H05000103511 3)))