

# P06000113870

Florida Department of State  
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## FLORIDA PROFIT/NON PROFIT CORPORATION

royal beach realty, inc.

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August 31, 2006

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

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SUBJECT: ROYAL BEACH REALTY, INC.  
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SECRETARY OF STATE  
DIVISION OF CORPORATIONS

## ARTICLES OF INCORPORATION

7

**OF**

**Royal Beach Realty, Inc., a Florida corporation**

**The name of this corporation is:**

**Royal Beach Realty, Inc.,**  
**a Florida Corporation**

**ARTICLE ONE**  
**NATURE OF BUSINESS**

This corporation may engage in any activity or business permitted under the laws of the United States of America and the laws of the State of Florida.

Without limiting any of the purposes, powers and objects of this corporation, it is expressly declared and provided that this corporation shall have power in carrying on its own business, or for the purpose of any lawful act or activity for which corporations may be organized under the laws of the State of Florida and accomplishment of any of the purposes or attainment of the objects hereinabove specified, to make and perform contracts of any kind and description and to do any and all other acts and things, and to exercise any and all powers, either as principal, agent or broker, conferred by the Laws of Florida upon corporations, and which a partnership or natural person could do and exercise, and which now or hereafter may be authorized by law.

## ARTICLE TWO

### DURATION

This corporation shall have perpetual existence unless sooner dissolved in accordance with the laws of the State of Florida. The date on which corporate existence shall begin is upon the filing of these Articles of Incorporation and upon acceptance by the Secretary of State.

## ARTICLE THREE CAPITAL STOCK

**This corporation is authorized to issue shares of stock as follows:**

**Instrument Prepared by  
Richard Wasserstein, ESQ.  
1124 Kane Concourse,  
Bay Harbor Islands, Florida 33154  
Florida Bar No.: 604380**

EMPIRE

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- A. Designation. The stock of this corporation shall be known as Common Stock.
- B. Authorized. The maximum number of shares of Common Stock that this corporation may issue is: 100 shares.
- C. Par Value. Each share of Common Stock shall have no par value.
- D. Consideration. Shares of Common Stock may be issued in exchange for cash, real and personal property, labor or services rendered, or any combination of the foregoing. In the absence of fraud in the transaction, the judgment of the Board of Directors as to the value of any such consideration shall be conclusive.
- E. Non-accessibility. Each share of Common Stock shall be issued in exchange for consideration which is at least equal to the par value thereof, and shall be fully paid and non-assessable.
- F. Voting Rights. Each share of Common Stock shall entitle the record holder thereof to one vote upon each proposal presented at meetings of the stockholders of the corporation.
- G. Dividends. Record holders of Common Stock are entitled to receive their pro-rata share of any dividends that may be declared by the Board of Directors out of assets legally available for such purpose.
- H. Liquidation Rights. Holders of Common Stock are entitled, in the event of the liquidation or dissolution of this corporation, to receive their pro-rata share of any assets of this corporation remaining after payment of all corporate debts and obligations.

#### **ARTICLE FOUR** **INITIAL REGISTERED OFFICE AND AGENT**

The street address of the Initial Registered Office of this corporation is 1124 Kane Concourse, , Bay Harbor Islands, Florida 33154, and the name of the Initial Registered Agent of this corporation at that address is Richard Waserstein.

#### **ARTICLE FIVE** **INCORPORATOR AND CORPORATE ADDRESS**

The sole incorporator for Royal Beach Realty, Inc., is Daniel Douer, whose address is 1108 Kane Concourse #302, Bay Harbor Island, Florida 33154. The mailing address for Royal Beach Realty, Inc., is 1108 Kane Concourse, #302, Bay Harbor Island, Florida 33154.

**ARTICLE SIX**  
**INITIAL BOARD OF DIRECTORS**

This corporation shall have initially two directors. The number of Directors may be either increased or decreased from time to time by the By-Laws but shall never be less than one director. The name(s) of the initial Director(s)/Officer(s) of this corporation is (are):

PRESIDENT/SECRETARY/ DIRECTOR: Daniel Douer

whose address is 1108 Kane Concourse, #302, Bay Harbor Island, FL 33154.

**ARTICLE SEVEN**  
**BY-LAWS**

The power to adopt, alter, amend or repeal By-Laws shall be vested either in the Board of Directors or the Shareholders, but the Board of Directors may not amend or repeal any By-Law adopted by shareholders if the shareholders specifically provide such By-Law not subject to amendment or repeal by the directors.

**ARTICLE EIGHT**  
**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 pro-rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

**ARTICLE NINE**  
**SHAREHOLDER QUORUM AND VOTING**

Fifty-One per cent of the shares entitled to vote, represented in person or by proxy, shall constitute a quorum at a meeting of shareholders.

If a quorum is present, the affirmative vote of a majority vote of the shares represented at the meeting and entitled to vote on the subject matter shall be the act of the shareholders.

**ARTICLE TEN**  
**APPROVAL OF SHAREHOLDERS REQUIRED FOR MERGER**

The approval of the shareholders of this corporation to any plan of merger shall be required in every case, whether or not such approval is required by law.

**ARTICLE ELEVEN**  
**DIRECTOR QUORUM AND VOTING**

A majority of the Directors shall constitute a quorum for a meeting of Directors. If a quorum is present, the affirmative vote of a majority of the Directors present, or, if a Director or Directors have abstained from voting because of an interest in the matter to be voted upon, the affirmative vote of a majority of the Directors present and voting, shall be the act of the Board of Directors.

**ARTICLE TWELVE**  
**INDEMNIFICATION**

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

**ARTICLE THIRTEEN**  
**AMENDMENT**

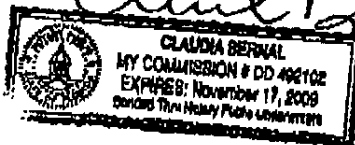
This corporation reserves the right to amend or repeal any provisions contained in these articles of incorporation of any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this \_\_\_\_ day of August, 2006.

  
Subscriber: Daniel Douer

Address: 1108 Kane Concourse #302, Bay Harbor Island, Florida 33154.

My commission expires:



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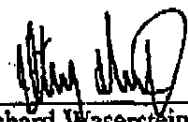
**CERTIFICATE DESIGNATING RESIDENT AND REGISTERED  
OFFICE AND RESIDENT AND REGISTERED AGENT AND ACCEPTANCE  
OF RESIDENT AND REGISTERED AGENT**

In pursuance of Chapter 607.034, Florida General Corporation Act, the following information is submitted:

First -- That Royal Beach 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 the City of Miami, County of Miami-Dade, State of Florida has named Richard Waserstein as its Resident and Registered Agent at the following office location: 1124 Kane Concourse, Bay Harbor Islands, Florida 33154.

Second -- That said Resident and Registered Agent, having been named to accept service of process for the above state Corporation, at the place designated as the Resident and Registered Office in this Certificate, hereby accepts to act in this capacity and agrees to comply with the provision of said Act relative to keeping open said office.

By:

  
Richard Waserstein  
Resident and Registered Agent

Instrument Prepared by:  
Richard Waserstein, ESQ.  
1124 Kane Concourse,  
Bay Harbor Islands, Florida 33154

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