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FLORIDA PROFIT/NON PROFIT CORPORATION

White Star Realty Management Company

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**ARTICLES OF INCORPORATION
OF
WHITE STAR REALTY MANAGEMENT COMPANY.**

The undersigned incorporator hereby forms a corporation under Chapter 607 of the
of the State of Florida.

ARTICLE I - Name

The name of the corporation is **WHITE STAR REALY MANAGEMENT
COMPANY.** (the "Corporation").

ARTICLE II - Purpose

The Corporation is organized for the purposes of transacting any or all lawful business
for which corporations may be organized under the laws of the United States and the laws of the
State of Florida.

ARTICLE III - Capital Stock

The Corporation is authorized to issue 1,000 shares of common stock of \$0.001 par value
per share. The Board of Directors may authorize the issuance of such stock to such persons upon
such terms and for such consideration in cash, property or services as the Board of Directors may
determine and as may be allowed by law. The just valuation of such property or services shall be
fixed by the Board of Directors. All such stock when issued shall be fully paid and exempt from
assessment.

ARTICLE IV - Registered Office and Agent

The name of the initial registered agent of the Corporation and the street address of the
initial registered office of the Corporation is:

Registered Agents of Florida, LLC
100 S.E. 2nd Street, Suite 2900
Miami, Florida 33131

ARTICLE V - Corporate Mailing Address

The principal office and mailing address of the Corporation is:

141 N.E. 3rd Avenue, Suite 303
Miami, Florida 33132

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ARTICLE VI - Incorporator

The name and address of the incorporator of the Corporation is as follows:

Charles J. Rennert
100 S.E. 2nd Street, Suite 2900
Miami, Florida 33131

ARTICLE VII - Powers

The Corporation shall have all of the corporate powers enumerated under Florida law.

ARTICLE VIII - Director-Conflicts of Interest

No contract or other transaction between the Corporation and one or more of its directors, or between the Corporation and any other corporation, firm, association or other entity in which one or more of its directors are directors or officers, or are financially interested, shall be either void or voidable because of such relationship or interest or because such director or directors are present at the meeting of the Board of Directors or a committee thereof which authorizes, approves or ratifies such contract or transaction or because his or her votes are counted for such purpose, if:

(a) The fact of such relationship or interest is disclosed or known to the Board of Directors, or duly empowered committee thereof, which authorizes, approves, or ratifies the contract or transaction by a vote or consent sufficient for the purpose without counting the vote or votes of such interested director; or

(b) The fact of such relationship or interest is disclosed or known to the shareholders entitled to vote and they authorize, approve, or ratify such contract or transaction by vote or written consent; or

(c) The contract or transaction is fair and reasonable as to the Corporation at the time it is authorized by the Board, committee or the shareholders.

A director of the Corporation may transact business, borrow, lend, or otherwise deal or contract with the Corporation to the full extent and subject only to the limitations and provisions of the laws of the State of Florida and the laws of the United States.

Common or interested directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or a committee thereof which authorizes, approves or ratifies such contract or transaction.

ARTICLE IX - No Anti-Takeover Law Governance

The Corporation shall not be governed by Sections 607.0901 or 607.0902 of the Florida Business Corporation Act or any laws related thereto.

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ARTICLE X - Indemnification

The Corporation shall indemnify and shall advance expenses on behalf of its officers and directors to the fullest extent permitted by law in existence either now or hereafter.

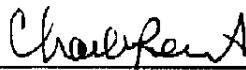
ARTICLE XI - Fiscal Year

The fiscal year of this Corporation shall be the calendar year, unless otherwise established by the Board of Directors.

ARTICLE XII - Duration

The duration of the Corporation is perpetual, unless sooner liquidated or dissolved in accordance with law.

The undersigned has executed these Articles of Incorporation this 23rd day of October, 2006.



Charles J. Rennert, Incorporator

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

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted:

That **WHITE STAR REALTY MANAGEMENT COMPANY.**, desiring to organize under the laws of the State of Florida with its initial registered office, as indicated in the Articles of Incorporation, at 100 S.E. 2nd Street, Suite 2900, Miami, Florida 33131, has named Registered Agents of Florida, LLC as its agent to accept service of process within this state.

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for **WHITE STAR REALTY MANAGEMENT COMPANY** at the place designated in the Articles of Incorporation, the undersigned agrees to act in this capacity, and agrees to comply with the provisions of Section 607.0505, Florida Statutes, relative to keeping open such office until such time as it shall notify the Corporation of its resignation.

Dated: October 23rd, 2006.

REGISTERED AGENTS OF FLORIDA, LLC

By: Charles J. Rennert
Charles J. Rennert, Vice President

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