

P950000

Chart Number 70895

9-13-95

Requestor's Name George Diaz #119
 Address 9208 Sunset Blvd
Miami, FL 33173
 City State ZIP Phone
279-3251

VALIDATION ONLY

FILED
 1995 SEP 14 PM 2:52
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

400001584644
 -09/14/95 -01021 -029
 ****122.50 ****122.50

CORPORATION(S) NAME

4914 STREET E PALM BEACH (CA)



EMPIRE Toll Free: 1-800-432-3028

- Profit
 NonProfit
 Foreign
 Limited Partnership
 Reinstatement
 Certified Copy
 Call When Ready
 Walk In
- Amendment
 Dissolution
 Annual Report
 Reservation
 Photo Copies
 Call If Problem
 Will Wait
- Merger
 Mark
 Other
 Change of Registered Agent
 Certificate Under Seal
 After 4:30
 Mail Out
- Pick Up

Name
Availability
Document
Examiner
Updater
Verifier
Acknowledgment
W.P. Verifier

RECEIVED COPY

19517 42314

ARTICLES OF INCORPORATION
OF
49TH STREET & PALM AVENUE CORPORATION

FILED
1995 SEP 14 PM 2:52
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator hereby files these Articles of Incorporation in order to form a corporation under the laws of the State of Florida.

ARTICLE I.
Name of Corporation

The name of this Corporation shall be 49TH STREET & PALM AVENUE CORPORATION.

ARTICLE II.
Nature of Business

The general nature of the business and activities to be transacted and carried on by this Corporation are as follows:

(a) Including but not limited to acquiring, holding, owning, renting or otherwise managing certain real and personal property or properties, and/or contracting for, or causing, the construction thereon of certain improvements, for the purpose of ultimately selling, exchanging, renting, managing or otherwise dealing with the said property(ies) and improvements, and in connection therewith is empowered to mortgage, lien, exploit, lease, distribute, sell, exchange, or otherwise deal in and with such property(ies) or any part thereof or substitute therefor; to engage in such other activities in furtherance of said purpose as are not prohibited by law; to hold, own, maintain, manage, improve, develop, operate, sell, transfer, convey, lease, mortgage, exchange, or otherwise dispose of or deal in or with property of every and any nature whatsoever; to do any other acts not prohibited by law; and to perform any acts necessary or convenient to accomplish the foregoing purposes.

(b) To enter into and perform contracts of every sort and description, with any person, firm, association, corporation, municipality, county, state, nation or other body politic, or with any colony, dependency or agency of any of the foregoing.

(c) To borrow money, to lend money and extend credit, without limit in either case as to amount, in such amounts as the Board of Directors may from time to time determine; to guarantee and act as surety with respect to the debts of any other person, firm,

association or corporation for any purpose and with or without consideration; and to secure any direct or contingent indebtedness of the Corporation by the execution and delivery of mortgages, pledges, assignments, transfers in trust or other instruments appropriate for encumbering any or all property of the Corporation, or any interest therein.

(d) To acquire, by purchase, merger or otherwise, all or any part of the goodwill, rights, property and business of any person, firm, association or corporation; in connection therewith to assume liabilities of any person, firm, association or corporation and, in consideration of any such acquisition, to pay cash, to deliver stock, bonds, other securities or property of any other kind.

(e) To issue, execute, deliver, guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge, assign and otherwise deal in and with shares of capital stock, bonds, debentures, other evidences of indebtedness and any and all other securities of any description created, issued or delivered by this Corporation or by any other corporation, association, person or firm of the State of Florida or of any other state or nations and, while owner thereof, to exercise, to the extent permitted by law, all the rights, powers, and privileges of ownership including, without limitation, the right to vote stock or other securities having voting rights.

(f) In general, to carry on any business and to have and exercise all of the powers conferred by the laws of the State of Florida and to do any or all of the things hereinbefore set forth as principal, agent, or otherwise, either alone or in conjunction with others, in any part of the world.

(g) To perform every act necessary or proper for the accomplishment of the objects and purposes enumerated or for the protection and benefit of the Corporation.

(h) The objects and purposes specified in the foregoing clauses of this Article shall, unless expressly limited, not be limited or restricted by reference to, or inference from, any provision in this or any other Article of these Articles of Incorporation, shall be regarded as independent objects and purposes and shall be construed as powers as well as objects and purposes.

ARTICLE III. Stock

The authorized capital stock of this Corporation shall consist of 1,000 shares of Common Stock with a par value of \$1.00 per share. The stock of the Corporation shall be issued for such consideration as may be determined by the Board of Directors but not less than par value. Shareholders may enter into agreements with the Corporation or with each other to control or restrict the

transfer of stock and such agreements may take the form of options, rights of first refusal, put and sell agreements or any other lawful form of agreement.

ARTICLE IV.
SHAREHOLDERS' PREEMPTIVE RIGHTS

The Corporation elects to have preemptive rights and such rights shall apply to Shares sold for money as well as other than for money.

ARTICLE V.
Incorporator

The name and street address of the Incorporator of this Corporation, is as follows:

George Diaz, Esq.
9260 Sunset Drive, Suite 119
Miami, Florida 33173

ARTICLE VI.
Term of Corporate Existence

This Corporation shall exist perpetually unless dissolved according to law.

ARTICLE VII.
Address of Registered Office and Registered Agent

The street address of the initial Registered Office of this Corporation in the State of Florida shall be 9260 Sunset Drive, Suite 119, Miami, FL 33173. The name of the initial Registered Agent of this Corporation at the above address shall be Legal Service Corporation of Miami. The principal place of business of the corporation is 11901 S.W. 64th Street, Miami, Florida 33183.

ARTICLE VIII.
Number of Directors

The business of this Corporation shall be managed by a Board of Directors consisting of not fewer than one (1) person(s), the exact number to be determined from time to time in accordance with the By-Laws.

ARTICLE IX.
Initial Board of Directors

The names and street addresses of the members of the initial Board of Directors of this Corporation, who shall hold office until the first Annual Meeting of Shareholders, and thereafter until their successors are elected are as follows:

Benjamin Leon. Jr. 11901 S.W. 64th Street
Miami, Florida 33183

ARTICLE X.
Officers

The corporation may have a President, a Secretary and a Treasurer and may have additional and assistant officers including, without limitation thereto, a Chairman of the Board of Directors, one or more Vice Presidents, Assistant Secretaries and Assistant Treasurers. A person may hold more than one office.

ARTICLE XI.
By-Laws

The Board of Directors shall adopt By-Laws for the Corporation. The By-Laws may be amended, altered or repealed by the shareholders or Directors in any manner permitted by the By-Laws.

ARTICLE XII.
Transactions In Which Directors or Officers Are Interested

(a) No contract or other transaction between the Corporation and one or more of its Directors or officers, or between the Corporation and any other corporation, firm, or entity in which one or more of the Corporation's Directors or officers are Directors or officers, or have a financial interest, shall be void or voidable solely because such relationship or interest, or solely because such Directors or officers is present at or participates in the meeting of the Board of Directors or a committee thereof which authorizes, approves, or ratifies such contract or transaction, or solely because his or their votes are counted for such purpose, if:

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

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

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

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

ARTICLE XIII.
Financial Information

The Corporation shall not be required to prepare and to provide a balance sheet and a profit and loss statement to its shareholders. Nor shall the corporation be required to file a balance sheet or a profit and loss statement in its Registered Office. This provision shall be deemed to have been ratified by the shareholders, if any, each year hereafter unless a resolution to the contrary has been adopted by the shareholders.

ARTICLE XIV.
Amendment

These Articles of Incorporation may be amended in any manner now and hereafter provided for by law and all rights conferred upon shareholders hereunder are granted subject to this reservation.

ARTICLE XV.
Comment of Corporate Existence

The existence of this Corporation shall, in accordance with the provisions of Florida law, commence on the date these Articles are filed with the Secretary of State of the State of Florida.

IN WITNESS WHEREOF, the undersigned, being the original subscribing incorporator to the foregoing Articles of Incorporation, has hereunto set his hand and seal this 12th day of September, 1995.

BY: George Diaz
George Diaz, Esq.
Incorporator

STATE OF FLORIDA)

COUNTY OF DADE)

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, George Diaz, Esq., to me well known and well known to me to be the person who executed the foregoing instrument and acknowledged before me that he executed the same freely and voluntarily for the uses and purposes therein set forth and expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on this 12th day of September, 1995.



SOLOMON GROSS
My Commission CC403590
Expires May. 14, 1999
Bonded by HAI
800-422-1666

A handwritten signature in cursive script, appearing to read "Solomon Gross", written over a horizontal line.

Notary Public
State of Florida at Large

My Commission Expires:

(SEAL)

CERTIFICATE DESIGNATING REGISTERED AGENT
AND REGISTERED OFFICE

In compliance with Florida Statutes Sections 48.091 and 607.0501, the following is submitted:

49TH STREET & PALM AVENUE CORP. desiring to organize as a corporation under the laws of the State of Florida, has designated 9260 Sunset Drive, Suite 119, Miami, FL 33173, as its initial Registered Office and has named George Diaz, P.A., located at said address as its initial Registered Agent.

By: George Diaz
George Diaz, Esq.
Incorporator

Having been named Registered Agent for the above stated corporation, at the designated Registered Office, the undersigned hereby accepts said appointment and agrees to comply with the provisions of Florida Statutes Section 48.091 relative to keeping open said office.

By: Legal Service Corporation, Miami
Registered Agent

George Diaz
Name: George Diaz, Esq.
Title: Sole Director

FILED
SEP 14 PM 2:52
CLERK OF STATE
TALLAHASSEE, FLORIDA