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SECRETARY OF STATE
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OFFICE USE ONLY

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. _____ (Corporation Name) _____ (Document #)
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NEW FILINGS	
Profit	
NonProfit	
Limited Liability	
Domestication	
Other	

AMENDMENTS	
Amendment	
Resignation of R.A., Officer/Director	
Change of Registered Agent	
Dissolution/Withdrawal	
Merger	

OTHER FILINGS	
Annual Report	
Fictitious Name	
Name Reservation	

REGISTRATION/QUALIFICATION	
Foreign	
Limited Partnership	
Reinstatement	
Trademark	
Other	

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96 FEB 12 AM 1:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Handwritten notes: 21-96, W96-2374

Examiner's Initials



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

January 31, 1996

SOUTHEAST FINANCIAL GROUP, INC.
309 N.W. 4TH STREET
OKEECHOBEE, FL 34972

SUBJECT: INTERNATIONAL REALTY PARTNERS, INC.
Ref. Number: W96000002374

We have received your document for INTERNATIONAL REALTY PARTNERS, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

According to section 607.0202(1)(b) or 617.0202(1)(b), Florida Statutes, you must list the corporation's principal office, and if different, a mailing address in the document. If the principal address and the registered office address are the same, please indicate so in your document.

The designation of the registered office and the registered agent, both at the same Florida street address, must be contained within the document pursuant to Florida Statutes. The registered agent must sign accepting the designation as required by Florida Statutes.

We regret that we were unable to contact you by phone. Please return the corrected document with a letter providing us with a telephone number where you can be reached during working hours.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6933.

Dana Farmer
Document Specialist

Letter Number: 496A00004281

our tel. # 941-763-0100

ARTICLES OF INCORPORATION
OF
INTERNATIONAL REALTY PARTNERS, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I

Name

The name of this corporation is:
International Realty Partners, Inc.

The address of the principal office of this corporation shall be 309 N.W. 4th Street,
Okeechobee, Florida 34972, and the mailing address of the corporation shall be the same.

ARTICLE II

Duration

This corporation shall have perpetual existence, commencing at the time of filing these
Articles of Incorporation.

ARTICLE III

Purpose

This corporation is established for the purpose of engaging in all lawful business for which
corporations may be incorporated under Chapter 607, Florida Statutes (1989). To carry out
such purposes, the corporation is authorized to own or lease property, to hire employees,
and to engage in any and all other lawful acts necessary to carry out the purpose of the
corporation.

ARTICLE IV

Capital Stock

This corporation is authorized to issue 1000 shares of \$1.00 par value common stock.

ARTICLE V

Preemptive Rights

Every shareholder, upon the sale for cash of any new stock of this corporation of the same
kind as that which he already holds, shall have the right to purchase his pro rata share at a
price at which it is offered to others.

ARTICLE VI

Initial Registered Office and Agent And Principal Office

The street address of the initial registered office of this corporation is 309 N.W. 4th Street, Okeechobee, Florida 34972.

ARTICLE VII

Initial Board of Directors

This corporation shall have one director initially. The number of directors may be increased and subsequently diminished from time to time by the bylaws but shall never be more than ten (10). The name and address of the initial director of this corporation is:

Bart F. Caso, Jr.
2418 S.W. 22nd Circle East
P.O. Box 583
Okeechobee, Florida 34973

ARTICLE VIII

Incorporator

The name and address of the person signing these articles is:

Bart F. Caso, Jr.
2418 S.W. 22nd Circle East
P.O. Box 583
Okeechobee, Florida 34973

The initial officers shall be:

Bart F. Caso, Jr., President/Sec/Treas
2418 S.W. 22nd Circle East
P.O. Box 583
Okeechobee, Florida 34973

ARTICLE IX

Bylaws

The power to adopt, alter, amend or repeal bylaws is vested in the shareholders of the corporation, subject to the quorum and voting requirements contained in Article XI below.

ARTICLE X

Shareholder Quorum and Voting

The presence at any stockholders' meeting of persons entitled to vote a majority of the shares of the corporation then outstanding shall constitute a quorum for the transaction of business. Each outstanding share shall be entitled to one vote on each matter submitted to a vote at a meeting of shareholders. For action to be taken on a vote at any meeting of shareholders, a majority of the shares of the corporation outstanding at the time of that meeting and entitled to vote on the subject matter shall be the act of the shareholders.

ARTICLE XI

Dividends

Dividends may be paid to shareholders pursuant to vote of the shareholders of the corporation.

ARTICLE XII

Amendment

The shareholders of the corporation, by majority vote thereof, shall have the right to amend or repeal any provisions contained in these articles of incorporation, or any amendment to them, and any right conferred upon the shareholders is subject to this reservation.

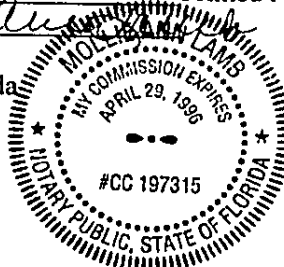
IN WITNESS WHEREOF, the undersigned subscriber has executed these articles of incorporation on this 26th day of January, 1996.

Bart F. Caso, Jr.
Bart F. Caso, Jr.

Sworn to and subscribed before me this 26th day of January, 1996.
The above named individual used known to me as positive identification.

My commission expires:
April 29, 1996

Mollie Ann Lamb Printed Name
Mollie Ann Lamb
Notary Public
State of Florida



I, Bart F. Caso, Jr., hereby accept the designation as registered agent at the registered office, 309 N.W. 4th Street, Okeechobee, Florida 34972.

Bart F. Caso, Jr.
Bart F. Caso, Jr.

Sworn and subscribed before me this 26th day of January, 1996. The above name individual used Known - ID me as positive identification.

Mollie Ann Lamb Printed Name

My Commission expires: 04-29-96 Mollie Ann Lamb
Notary Public
State of Florida

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TALLAHASSEE, FLORIDA

