

P960000 20245

Eric J. Kaplan, Esq.

Attorney and Counselor at Law
Eric J. Kaplan, P.A.
1110 Brickell Avenue, Seventh Floor
Miami, Florida 33131

Dade (305) 372-1350
Broward (305) 524-1350
Pinellas (305) 372-1352

Florida Secretary of State
Corporate Records Bureau
P.O.Box 6327
Tallahassee, FL 32314

Re: Oakmont Realty Partners, Inc.

Gentlemen:

Enclosed please find an Original and one copy of the Articles of Incorporation for the above referenced corporation. Also enclosed please find a check in the amount of \$122.50 for the use as follows:

\$35.00 Filing Fee

\$35.00 Certificate Designating Registered Agent

\$52.50 Certified Copy of the Articles.

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*****122.50 *****122.50

Thank you for your assistance in this matter. Please return the certified copy of the Articles in the envelope provided herein.

Sincerely,



ERIC J. KAPLAN

EJK/mh
enclosures

FILED
96 MAR -4 PM 3:38
FLORIDA SECRETARY OF STATE
TALLAHASSEE, FLORIDA

GB 3/5/96

ARTICLES OF INCORPORATION
OF

Oakmont Realty Partners, Inc.

FILED

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DEPARTMENT OF STATE
TALLAHASSEE FLORIDA

The undersigned, for the purpose of forming a corporation for profit under the laws of the State of Florida, hereby adopts the following Articles of Incorporation:

ARTICLE I

The name of the corporation is Oakmont Realty Partners, Inc..

ARTICLE II

The maximum number of shares of stock which the corporation is authorized to issue and have outstanding at any one time is 1,000 shares of common stock having a par value of \$1.00 per share.

ARTICLE III

The existence of the corporation shall be perpetual. Corporate existence shall commence on the date these Articles are executed and acknowledged, except that if they are not filed by the Department of State of the State of Florida within five (5) days, exclusive of legal holidays, after they are executed and acknowledged, corporate existence shall commence upon filing by the Department of State.

ARTICLE IV

The street address of the initial registered office of the corporation is 1110 Brickell Avenue, Seventh Floor, Miami, Florida 33131 and the initial registered agent of the corporation at that address is Eric J. Kaplan.

ARTICLE V

The mailing address of the Corporation is located at: 3550 Biscayne Blvd. Penthouse Miami 33137

ARTICLE VI

The name and street address of the member(s) of the first Board of Directors of the corporation who shall hold office for the first year of the corporation's existence or until a successor is elected and has qualified is:

Name
G. William Heck

Address
3550 Biscayne Blvd.
Penthouse
Miami, Florida 33132

ARTICLE VII

The name and street address of each incorporator signing these articles is:

Name

Address

Eric J. Kaplan

1110 Brickell Avenue
Seventh Floor
Miami, Florida 33131

ARTICLE VIII

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

EXECUTED at Miami, Florida, this 1 day of March, 1996.

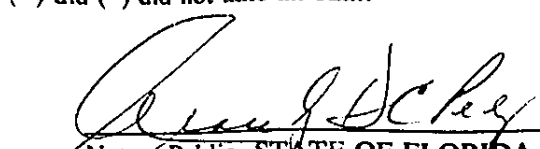

Eric J. Kaplan, Incorporator

STATE OF FLORIDA)

) :ss

COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 1st day of March, 1996
by Eric J. Kaplan, who is personally known to me or who has produced n/a
_____ as identification and who () did () did not take an oath.


Notary Public, STATE OF FLORIDA

Print Name

My Commission Expires:



ARACELY D.C. PEREZ
MY COMMISSION # CC415256 EXPIRES
October 20, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

CERTIFICATE DESIGNATING RESIDENT AGENT
AND REGISTERED OFFICE

FILED
96 MAR -4 PM 3:39
SECRETARY OF STATE
TALLAHASSEE, FLORIDA


In accordance with Chapter 48.091, Florida Statutes, the following designation and acceptance is submitted in compliance thereof.

DESIGNATION

Oakmont Realty Partners, Inc., desiring to organize under the laws of the State of Florida, hereby designates Eric J. Kaplan its registered agent, 1110 Brickell Avenue, Seventh Floor, Miami, Florida 33131, as its registered office

ACCEPTANCE

Having been named as registered agent for the above named corporation, I hereby agree to act in such capacity for such corporation at its registered office.


Eric J. Kaplan
(Registered Agent)

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FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

June 2, 1997

OAKMONT REALTY PARTNERS, INC.
3550 BISCAYNE BLVD PH
MIAMI, FL 33137

SUBJECT: OAKMONT REALTY PARTNERS, INC.
Ref. Number: P96000020245

Debit Memo #: 8497-PP

This is to inform you that check #1015 in the amount of \$165.00 submitted with the annual report for OAKMONT REALTY PARTNERS, INC. has been returned by your bank because of NON-SUFFICIENT FUNDS.

We request you remit a cashier's check or money order, referencing the above named debit memo number, in the amount of \$180.00 made payable to the Department of State to cover the unpaid fees and service charge.

Section 607.1421 or 617.1421, Florida Statutes, requires at least 60 day notice of our intent to administratively dissolve or revoke your corporation for failure to file the annual report and pay the filing fee. Consider this your 60 day notice if the payment is not received, your corporation will be administratively dissolved or revoked on or after August 2, 1997 and a reinstatement fee of an additional \$585 will be imposed to reactivate the corporation.

Please send the replacement check to my attention at the address listed below.

If you have any questions concerning the filing of your document, please call (904) 487-6057.

Pat Bailey
Accountant I

Letter Number: 197A00029717

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-06/20/97--01004--006
****180.00 ****180.00

June 18, 1997

REPLACEMENT FEE 1997

ANNUAL REPORT: OAKMONT REALTY
PARTNERS, INC.

DEBIT MEMO: # 8497-PP

CHECK #: 1015