

MAR 06 1996

7.15

96000020493

TRM0196 FLORIDA DIVISION OF CORPORATIONS
9:54 AM PUBLIC ACCESS SYSTEM (((H96000003158))) ELECTRONIC FILING COVER
SHEET TO: DIVISION OF CORPORATIONS FROM: FILINGS, INC. DEPARTMENT OF
STATE 3732 NW 16TH ST STATE OF FLORIDA 409 EAST GAINES STREET
FT LAUDERDALE FL 33311- TALLAHASSEE, FL 32399 CONTACT: TERESA ROMAN
FAX: (904) 922-4000 PHONE: (904) 385-6739 FAX: (904) 385-6761
(((H96000003158))) DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.
NAME: PATRON REALTY ADVISORS, INC. FAX AUDIT NUMBER: H96000003158
CURRENT STATUS: REQUESTED DATE REQUESTED: 03/06/1996 TIME REQUESTED:
09:54:38 CERTIFIED COPIES: 0 CERTIFICATE OF STATUS: 1 NUMBER OF
PAGES: 4 METHOD OF DELIVERY: MAIL ESTIMATED CHARGE: \$78.75
ACCOUNT NUMBER: 072720000101 Note: Please print this page and use it as a cover
sheet when submitting documents to the Division of Corporations. Your document
cannot be processed without the information contained on this page. Remember to
type the Fax Audit number on the top and bottom of all pages of the document.
(((H96000003158))) ** ENTER 'M' FOR MENU. **

HOLD for pick up

FILED
96 MAR -6 PM 12:27
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

3/6

996A-9968

96 MAR -6 AM 10:52
CLERK

MAR- 6-96 WED 9:36 AM

P. 16

496000003158

FILED
95MAR-6 PM12:27
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

PATRON REALTY ADVISORS, INC.

The undersigned incorporator(s), for the purpose of forming a corporation under the Florida General Corporation Act, hereby adopt the following Articles of Incorporation.

ARTICLE I - NAME

The name of the corporation shall be: Patron Realty
Advisors, Inc.

The principal place of business of this corporation shall
be: 2124 Northeast 17th Terrace, Fort Lauderdale, Florida 33305.

ARTICLE II - NATURE OF BUSINESS

This corporation may engage in or transact any or all lawful activities or business permitted under the laws of the United States, the State of Florida, or any other state, country, territory or nation.

ARTICLE III - CAPITAL STOCK

This corporation is authorized to issue 100 shares of \$1.00 par value common stock which shall be designated "Common Shares."

ARTICLE IV - TERM OF EXISTENCE

This corporation is to exist perpetually.

Edward G. Salantrie, Esquire
(954) 523-2100
Florida Bar No.: 311103
633 S.E. 3rd AVE. Suite 4F
Ft. Lauderdale, Fl. 33301

496000003158

#96000003157

ARTICLE V - BOARD OF DIRECTORS

This corporation shall have one (1) Director(s) constituting the initial Board of Directors. The number of Directors may be either increased or decreased from time to time by the By Laws. The names and addresses of the initial Board of Directors of this Corporation are:

NAME	ADDRESS
PRESIDENT & SECRETARY & TREASURER	Stewart Pearlman 2124 Northeast 17th Terrace Fort Lauderdale, Florida 33305

ARTICLE VI - INCORPORATION

The name and address of each person signing these Articles is:

NAME	ADDRESS
Stewart Pearlman	2124 Northeast 17th Terrace Fort Lauderdale, Florida 33305

ARTICLE VII - INDEMNIFICATION

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

#96000003158

MAR- 6-96 WED 9:37 AM

P. 18

H96000003158

ARTICLE VIII - AMENDMENT

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

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 5 day of MARCH, 1996.

STEWART PEARLMAN
STEWART PEARLMAN

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING instrument was acknowledged before me this 5th day of March, 1996 by Stewart Pearlman, who is personally known to me or has produced FID# P645796-62287-0 as identification and who did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State and County aforesaid, this 5th day of March, 1996.

My Commission Expires:

Patricia Ann McGee
NOTARY PUBLIC



H96000003158

MAR 6-96 WED 9:38 AM

P. 19

H96000003157

**CERTIFICATE DESIGNATING
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0505, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is Patron Realty Advisors, Inc.
2. The name and address of the registered agent and office is:

Stewart Pearlman
2124 Northeast 17th Terrace
Fort Lauderdale, FL 33305

Stewart Pearlman
STEWART PEARLMAN
TITLE Employed Agent
DATE 3/5/96

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I ACCEPT THE DUTIES AND OBLIGATIONS OF SECTION 607.0505 FLORIDA STATUTES

Stewart Pearlman
STEWART PEARLMAN as
REGISTERED AGENT
DATE 3/5/96

FILED
96 MAR -6 PM 12:27
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

H96000003157