

P96000027/28

MYR-27-1996 11100  
3/27/96

FLORIDA DIVISION OF CORPORATIONS  
PUBLIC ACCESS SYSTEM

((H96000004404)))

ELECTRONIC FILING COVER SHEET

TO: DIVISION OF CORPORATIONS

FROM: EMPIRE CORPORATE KIT COMPANY

DEPARTMENT OF STATE

1492 W FLAGLER ST

STATE OF FLORIDA

SUITE 200

409 EAST GAINES STREET

MIAMI FL 33135-

TALLAHASSEE, FL 32399

CONTACT: RAY STORMONT

FAX: (904) 922-4000

PHONE: (305) 541-3894

FAX: (305) 541-3770

((H96000004404)))

DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.

NAME: J.A.S. ENTERPRISES, INC.

FAX AUDIT NUMBER: H90000004404

CURRENT STATUS: REQUESTED

DATE REQUESTED: 03/27/1996

TIME REQUESTED: 10:46:57

CERTIFIED COPIES: 1

CERTIFICATE OF STATUS: 0

NUMBER OF PAGES: 5

METHOD OF DELIVERY: FAX

ESTIMATED CHARGE: \$122.50

ACCOUNT NUMBER: 072450003255

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.

((H96000004404)))

\*\* ENTER 'M' FOR MENU. \*\*

ENTER SELECTION AND <CR>:

Help F1 Option Menu F2

NUM CAPS Connect: 00:02:24

3/28/96  
TB

FLORIDA DIVISION OF CORPORATIONS

03 MAR 27 PM 12:03

RECEIVED

FILED  
96 MAR 27 AM 9:07  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
J.A.S. ENTERPRISES, INC.**

**THE UNDERSIGNED**, each a natural person competent to contract for the purpose of forming a corporation under the laws of the State of Florida, hereby adopt(s) the following Articles of Incorporation for such corporation:

**ARTICLE I - CORPORATE NAME**

The name of this Corporation shall be:  
**J.A.S. ENTERPRISES, INC.**

**ARTICLE II - NATURE OF BUSINESS**

This corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida.

**ARTICLE III - AUTHORIZED CAPITAL STOCK**

The maximum number of shares of stock that this Corporation is authorized to have outstanding at any time is One Hundred (100) shares of Common Stock having a par value of One Hundred Dollars (\$100.00) per share.

**ARTICLE IV - INITIAL CAPITAL**

The amount of capital with which this Corporation will begin business shall not be less than One Hundred (\$100.00) Dollars.

**ARTICLE V - TERM OF EXISTENCE**

This corporation shall have perpetual existence.

**ARTICLE VI - INITIAL ADDRESS**

The initial street address in this State of the principal office of the Corporation shall be:

Prepared by: **MARVIN WEINER**  
**FI BAR #087610**  
**2121 PONCE DE LEON BLVD.**  
**SUITE #1040**  
**CORAL GABLES, FL 33134**  
**305-445-8888**

**7325 N. Augusta Dr.**  
**Miami, FL 33015**

FILED  
MAR 27 AM 9:07  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

H96000004404

H96000004404

#### ARTICLE VII - DIRECTORS

1. The number of Directors of this Corporation shall be no less than (1).

<u>Name</u>	<u>Address</u>
Liliana Sabin	2121 Ponce de Leon Boulevard, Suite 900, Coral Gables, FL 33134

2. The names and street addresses of each member of the first Board of Directors are as follows:

<u>Name</u>	<u>Address</u>
Liliana Sabin	2121 Ponce de Leon Boulevard, Suite 900, Coral Gables, FL 33134

#### ARTICLE VIII - SUBSCRIBERS

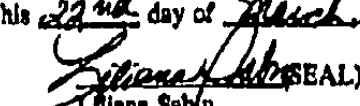
The names and street addresses of each person signing these Articles of Incorporation as a subscriber are as follows:

<u>Name</u>	<u>Address</u>
Liliana Sabin	2121 Ponce de Leon Boulevard, Suite 900 Coral Gables, FL 33134

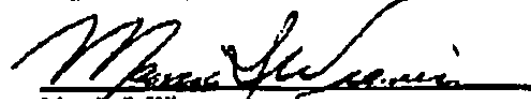
#### ARTICLE IX - REGISTERED AGENT

The street address of the initial Registered Office of this corporation shall be 2121 Ponce de Leon Boulevard, Suite 900, Coral Gables, Florida 33134 and the name of the initial Registered Agent at such address shall be Marvin I. Wiener.

IN WITNESS WHEREOF, the undersigned subscribing incorporator does hereby make, subscribe, acknowledge and certify that the foregoing Articles of Incorporation are true and correct and have hereunto set our hands and seals this 22<sup>nd</sup> day of March, 1996.

  
Liliana Sabin (SEAL)

The undersigned whose street address is 2121 Ponce de Leon Boulevard, Suite 900, Coral Gables, Florida 33134 accepts the designation as Registered Agent as is contained in the above Articles.

  
Marvin I. Wiener  
Registered Agent

H 960000 04404

H 960000 04404

MAR-27-1996 11:01

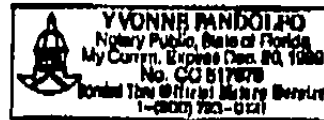
P.04

STATE OF FLORIDA

COUNTY OF DADE

The foregoing instrument was acknowledged before me this 22 day of March, 1996 by Lilliana Sabin of J.A.S. Enterprises, Inc., a State of Florida corporation, on behalf of the corporation. She is personally known to me did take an oath.

Yvonne Pandolfi  
Notary Public, State of Florida



H 960000 04404

H 960000 04404

MAR-27-1996 11:01

FILED 7.05  
96 MAR 27 AM 9:07  
TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

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

In compliance with §48.091, Florida Statutes, the following is submitted:

Firm - That J.A.S. Enterprises, Inc. dealing to organize or qualify under the laws of the State of Florida, with its principal place of business at 7325 N. Augusta Drive, Miami, Florida 33015, has named Marvin I. Wiener, located at 2121 Ponce de Leon Boulevard, Suite 900, City of Coral Gables, Florida, as its agent to accept service of Process within Florida.

SIGNATURE: Liliana Sabin

Liliana Sabin

TITLE: President

DATE: 3-27-96

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.

SIGNATURE: Marvin I. Wiener

Marvin I. Wiener  
Registered Agent

DATE: 3-27-96

H 960000 04404

H 960000 04404

P96000027128

1201 HAYS STREET  
TALLAHASSEE, FL 32301  
904-22-9171  
904-22-0193

800-142-8000

FILED  
96 APR 30 AM 10:21  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**CSC networks**  
PRESIDENTIAL  
LEGAL & FINANCIAL SERVICES

ACCOUNT NO. : 0721000000032

REFERENCE : 935523 85096A

AUTHORIZATION :

COST LIMIT : % PREPAID

ORDER DATE : April 29, 1996

ORDER TIME : 3:31 PM

ORDER NO. : 935523

CUSTOMER NO: 85096A

CUSTOMER: Lillian Real, Legal Asst  
Marvin L. Wiener, P.a.  
Suite 900  
2121 Ponce De Leon Boulevard  
Coral Gables, FL 33134-5205

*Name Change  
Amend*

600001800966  
-04/30/96--01021--010  
\*\*\*\*\*87.50 \*\*\*\*\*87.50

DOMESTIC AMENDMENT FILING

NAME: *Dom J.A.S. ENTERPRISES, INC.*

Availability

Examiner

Examiner

XX ARTICLES OF AMENDMENT  
XX RESTATED ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
XX PLAIN-STAMPED COPY  
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: MICHELLE BAILEY

EXAMINER'S INITIALS: \_\_\_\_\_

RECEIVED  
96 APR 30 AM 9:54  
DIVISION OF CORPORATION



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

April 30, 1996

CSC NETWORKS  
MICHELLE  
TALLAHASSEE, FL

SUBJECT: J.A.S. ENTERPRISES, INC.  
Ref. Number: P96000027128

**RESUBMIT**

Please give original  
submission date as file date.

We have received your document for J.A.S. ENTERPRISES, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Number two of the document indicates the date of incorporation as March 22, 1996 --- the records of this office show the date of incorporation to be March 27, 1996, please correct your document accordingly.

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) 487-6957.

Joy Moon-French  
Corporate Specialist

Letter Number: 096A00020623

DIVISION OF CORPORATIONS

96 MAY -1 PM 2:28

RECEIVED

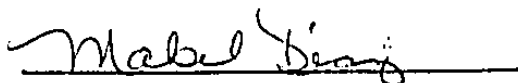
CERTIFICATE OF AMENDMENT  
CERTIFICATE OF INCORPORATION OF  
J.A.S. ENTERPRISES, INC.

96 APR 30 AM 10:21  
SECRETARY OF STATE - FLORIDA

I the undersigned, President of J.A.S. ENTERPRISES, INC., a corporation organized under the Laws of the State of Florida, hereby certify:

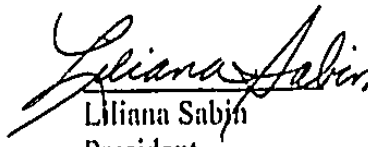
1. The name of the Corporation is J.A.S. ENTERPRISES, INC..
2. The Certificate of Incorporation of this Corporation was filed in the Office of the Secretary of State of Florida on the 27th day of March, 1996.
3. That Article I of the Certificate of Incorporation of this Corporation shall be and is hereby amended to read as follows:  
The name of this corporation is  
DEAL REALTY ENTERPRISES, INC.
4. That the above Amendment was unanimously adopted and approved by the Directors and Shareholders of this Corporation at a meeting held on April 8th, 1996.

IN WITNESS WHEREOF, I have signed this Certificate the 17th day of April, 1996.



Corporate Seal

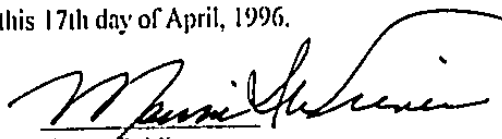
STATE OF FLORIDA  
COUNTY OF DADE



Liliana Sabin  
President

I HEREBY CERTIFY that on this day before me a Notary Public, duly authorized in the State and County above named to take Acknowledgements, personally appeared Liliana Sabin, President of J.A.S. ENTERPRISES, INC., and who executed the foregoing Certificate of Amendment of Certificate of Incorporation, and now acknowledges before me that he subscribed to said Amendment of the aforesaid Certificate of Incorporation.

WITNESS my hand and Official Seal this 17th day of April, 1996.

  
Notary Public  
State of Florida



1201 HAYS STREET  
TALLAHASSEE, FL 32301-2607  
904-222-9171  
904-222-1171 FAX

800-342-8086

P96000027128



PRENTICE HALL  
LEGAL & FINANCIAL SERVICES

ACCOUNT NO. : 072100000032

REFERENCE : 167545 81201A

AUTHORIZATION :

COST LIMIT : \$ 35.00 Patricia Pyjette

ORDER DATE : November 25, 1996

ORDER TIME : 5:15 PM

ORDER NO. : 167545-005

CUSTOMER NO: 81201A

900002013819--5

CUSTOMER: Lilliana M. Real, Esq  
Wiener & Walton  
Suite 900  
2121 Ponce De Leon  
Coral Gables, FL 33134

DOMESTIC AMENDMENT FILING

NAME: J.A.S. ENTERPRISES, INC.

EFFECTIVE DATE:

☒ ARTICLES OF AMENDMENT  
☐ RESTATED ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

☐ CERTIFIED COPY  
☒ PLAIN STAMPED COPY  
☐ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Gail L. Shelby

EXAMINER'S INITIALS:

Replaces amend  
filed 4/30/96

Amend Sp  
12/3/96

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
96 NOV 26 PM 12:56

RECEIVED  
96 NOV 26 AM 9:00  
DIVISION OF CORPORATIONS



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

November 26, 1996

CSC NETWORKS  
GAIL SHELBY  
TALLAHASSEE, FL 32301

SUBJECT: DEAL REALTY ENTERPRISES, INC.  
Ref. Number: P96000027128

RECEIVED  
96 DEC -3 PM 11:20  
DIVISION OF CORPORATION

We have received your document for DEAL REALTY ENTERPRISES, INC. and the authorization to debit your account in the amount of \$35.00. However, the document has not been filed and is being returned for the following:

This document was previously filed on April 30, 1996.

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) 487-6880.

Karen Gibson  
Corporate Specialist

Letter Number: 596A00053561

Attn: Susan Payne

**RESUBMIT**

Please give original  
submission date as file date.

**CERTIFICATE OF AMENDMENT OF  
CERTIFICATE OF INCORPORATION OF  
J.A.S. ENTERPRISES, INC.**

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
96 NOV 26 PM 12:56

I, the undersigned, President of J.A.S. ENTERPRISES, INC., a corporation organized under the Laws of the State of Florida, hereby certify:

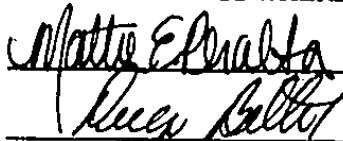
1. The name of the Corporation is J.A.S. ENTERPRISES, INC.
2. The Certificate of Incorporation of this Corporation was filed in the Office of the Secretary of State of Florida on the 27th day of March, 1996.
3. That Article I of the Certificate of Incorporation of this Corporation shall be and is hereby amended to read as follows:

The name of this corporation is

**DEAL REALTY ENTERPRISES, INC.**

4. That the above Amendment was unanimously adopted and approved by the Directors and Shareholders of this Corporation at a meeting held on April 8th, 1996. This amendment replaces the Certificate of Amendment filed April 30, 1996.

IN WITNESS WHEREOF, I have signed this Certificate the 22 day of November, 1996.

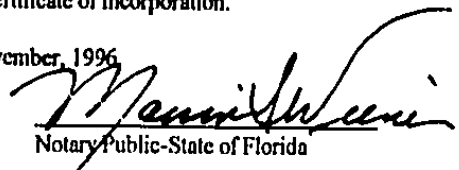
  
\_\_\_\_\_  
(Corporate Seal)

  
\_\_\_\_\_  
DIEGO M. BELTRAN, President

STATE OF FLORIDA  
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me a Notary Public, duly authorized in the State and County above named to take Acknowledgments, personally appeared DIEGO M. BELTRAN, President of J.A.S. ENTERPRISES, INC., and who executed the foregoing Certificate of Amendment of Certificate of Incorporation, and now acknowledges before me that he subscribed to said Amendment of the aforesaid Certificate of Incorporation.

WITNESS my hand and official seal this 22 day of November, 1996.

  
\_\_\_\_\_  
Notary Public-State of Florida

C:\OFFICE\WPWINFILES\CORPORATE\BELTRANCERAM.D  
last rev: 11/21/96 @ 1:42 pm

NOTARY PUBLIC  
STATE OF FLORIDA  
MARVIN I. WIENER  
COMMISSION # CC 483225  
EXPIRES JUN 18, 1999  
BONDED THRU  
ATLANTIC BONDING CO., INC.