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GREENE & MARSHALL

ATTORNEYS AT LAW

GREAT WESTERN BANK BUILDING

SECOND FLOOR

11101 BISCAYNE BOULEVARD

NORTH MIAMI BEACH, FLORIDA 33160

HAROLD A. GREENE
ALSO ADMITTED DISTRICT OF COLUMBIA

M. KEITH MARSHALL
ALSO ADMITTED NEW JERSEY

TELEPHONES (305) 935-0490
HOWARD, BOCA RATON &
DELRAY BEACH (305) 480-0588
FACSIMILE (305) 937-4314

April 27, 1996

Bureau of Corporate Records
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

FILED MAY 10 1996
TALLAHASSEE, FLORIDA

Re: Incorporation of:
TRANSWORLD REALTY, INC.

Dear Sir or Madam:

With reference to the above designated corporation, enclosed please find an original and copy of Articles of Incorporation with Designation of Registered Agent.

Enclosed also please find our check in the amount of \$70.00 payable to the Secretary of State for filing of the same.

Please file the original of these documents and return a copy of the Articles of Incorporation with the date of filing stamped thereon.

A self-addressed envelope is enclosed for your convenience.

Thank you for your usual prompt assistance in this matter.

Very truly yours,

M. KEITH MARSHALL

Enc 4/30/96

~~685,671~~

~~W96-9255~~
FILED
MAY 10 PM 2:11
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

May 1, 1996

M. KEITH MARSHALL, ESQ.
GREENE & MARSHALL
18301 BISCAYNE BLVD 2ND FLOOR
NORTH MIAMI BEACH, FL 33160

SUBJECT: TRANSWORLD REALTY, INC.
Ref. Number: W96000009255

We have received your document for TRANSWORLD REALTY, INC.. However, upon receipt of your document no check was enclosed. Please send a check or money order payable to the Department of State for \$70.00. Your document will be retained in our pending file. Please return a copy of this letter to ensure that your check is properly credited.

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) 487-6923.

Doris McDuffie
Corporate Specialist Supervisor

Letter Number: 396A00020946

*Please expedite
filing & return
copy of articles.
Thank you!
Sorry for the oversight.
Keith Marshall*

ARTICLES OF INCORPORATION
OF
TRANSWORLD REALTY, INC.

FILED
96 MAY 10 PM 2:11
TALLAHASSEE, FLORIDA

ARTICLE I. NAME OF CORPORATION

The name of the Corporation is, and shall be TRANSWORLD REALTY, INC.

ARTICLE II. PRINCIPAL OFFICE

The principal office and place of business of the corporation shall be at Barnett Bank Building-Suite 300, 18305 Biscayne Boulevard Aventura, Florida 33160, with the privilege of having additional offices at other places within or without of the State of Florida, and within or without the United States of America.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of capital stock that this Corporation is authorized to have outstanding at any one time shall be 1000 shares of common stock at \$1.00 par value. There shall be only one class of shares.

ARTICLE IV. PREEMPTIVE RIGHTS OF STOCKHOLDERS

Every stockholder upon the sale for cash of any new stock, shall have the right to purchase his prorata share thereof, at the price at which it is offered to others.

ARTICLE V. INCORPORATORS

The name and address of each incorporator is as follows:

NAME OF INCORPORATOR

ADDRESS

M. KEITH MARSHALL

3602 Yacht Club Drive
Unit 405
Aventura, Florida 33180

ARTICLE VI. REGISTERED OFFICE AND REGISTERED AGENT

The initial registered office of the Corporation shall be at Barnett Bank Building-Suite 300, 18305 Biscayne Boulevard Aventura, Florida 33160 and its initial registered agent at such address shall be M. KEITH MARSHALL.

ARTICLE VII. GENERAL PURPOSE OF CORPORATION

The general purposes for which this Corporation is being initially organized are as follows:

To conduct a real estate brokerage, real estate consulting business, and any and all lawful business for which corporations may be organized to transact under Chapter 607, Florida General Corporation Act;

ARTICLE VIII. INITIAL BOARD OF DIRECTORS

The Board of Directors of the Corporation shall consist of the number of Directors serving on the initial Board of Directors. The number of Directors of the Corporation may be changed from the number of Directors serving on the initial Board of Directors at any time by affirmative vote of a majority of the stockholders. The number of directors constituting the initial board of Directors shall be one (1) and the name and address of each person who is to serve as a member thereof, is as follows:

<u>NAME</u>	<u>ADDRESS</u>
ALEXANDER ROYTMAN	2780 NE 183rd Street Unit 1110 Aventura, Florida 33160

ARTICLE IX. REMOVAL OF DIRECTORS

Any or all Directors may be removed in accordance with the provisions of Section 607.0808, Florida Statutes.

ARTICLE X. EXECUTIVE COMMITTEES

The Board of Directors, by Resolution, adopted by a majority of the full Board of Directors, may designate from among its members, an executive committee, and one or more committees, each of which to the extent provided in such Resolution, shall have and may exercise all of the authority of the Board of Directors, except such acts set forth in Section 607.0825, Florida Statutes.

ARTICLE XI. ACTION BY DIRECTORS WITHOUT A MEETING

Any action which may be taken at a meeting of the Directors or a committee thereof, may be taken without a meeting, provided that a consent in writing setting forth the action so to be taken, signed by all of the Directors of all the members of the committee, as the case may be, is filed in the minutes of the proceedings of the Board of

Directors or of the committee. Such consent shall have the same effect as a unanimous vote.

ARTICLE XII. AMENDMENT OF ARTICLES OF INCORPORATION

These Articles of Incorporation may be amended at any time in accordance with the provisions of Section 607.1002 Florida Statutes.

ARTICLE XIII. GENERAL POWERS

This Corporation shall have all powers which a Corporation of this nature, under the laws of the State of Florida, may legally exercise, including, but not limited to, all of those powers enumerated and set forth in Section 607.0302, Florida Statutes.

ARTICLE XIV. OFFICERS

The officers of this Corporation shall consist of a President, Vice President, Secretary, and a Treasurer, each of who shall be elected by the Board of Directors in the manner and at the time prescribed in the By-Laws of this Corporation. Such other officers and assistant officers and agents as may be deemed necessary, may be elected or appointed by the Board of Directors or chosen in such other manner as may be prescribed by the By-Laws. Any two or more offices may be held by the same person.

ARTICLE XV. DURATION OF CORPORATE EXISTENCE

The Corporation shall have perpetual existence unless sooner dissolved, according to law; corporate existence shall commence upon the filing of these Articles of Incorporation, by the Department of State.

ARTICLE XVI. INDEMNIFICATION

The Corporation shall indemnify all directors, officers or authorized agents of the Corporation who is a party or is threatened to be made a party to any litigation or legal proceeding, whether civil or criminal, administrative or investigative, arising from the fact that such person is a director, officer or authorized agent of the Corporation, against all expenses, attorney's fees, (including appellate proceedings), judgments, fines and, subject to obtaining the prior written consent of the corporation, amounts paid in settlement as well as costs reasonably incurred by him or her in connection with such litigation or proceeding, unless (a) a court of competent jurisdiction finally determines, after all appeals are exhausted or if such appeal is not pursued by the proposed indemnitee, that he or she did not act in good faith or in a manner he or she reasonably believed

to be in the best interests of the corporation and, with respect to any criminal action or proceeding, that he or she had reasonable cause to believe his or her conduct was lawful, and (b) such court also determines specifically that indemnification should be denied under the underlying circumstances giving rise to such proceedings. The termination of any action, suit or proceeding by judgment, order, settlement or conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that a person seeking indemnification did not act in good faith and in a manner which he or she reasonably believed to be in the best interest of the corporation, and with respect to any criminal action or proceeding had reasonable cause to believe that his or her conduct was not unlawful.

B. Expenses. To the extent that a director, officer, or agent of the corporation has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in this Article XIX, or in defense of any claim, issue or matter therein, he or she shall be indemnified against all expenses including attorney's fees actually and reasonably incurred by him or her in connection therewith.


C. Advances. All expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the corporation in advance of the final disposition of such action, suit or proceeding upon receipt of a written undertaking by or on behalf of the proposed indemnitee to repay such amount unless it shall be ultimately determined that such proposed indemnitee is entitled to be indemnified by the corporation as authorized in this Article XVI.

D. Miscellaneous. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which one seeking indemnification may be entitled under any by-law agreement, corporate resolution, vote of the shareholders or otherwise, and such rights of an indemnitee shall also inure to his or her heirs and personal representatives.

E. Insurance. The corporation shall have the power to purchase and maintain insurance on behalf of any person who is a director, officer, employee, or agent of the corporation, or who is serving, at the request of the corporation, as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against liability arising by virtue as his or her acting in such capacity, or arising out of his or her status as such, whether or not the corporation would have the power to indemnify such a person directly under this Article XVI.

F. Amendment. Anything to the contrary contained herein notwithstanding, the provisions of Article XVI may not be amended without the approval in writing of all persons whose interests at the time the amendment is proposed would be adversely affected by such amendment.

IN WITNESS WHEREOF, I have herunto set my hand and seal this 27th day of April, 1996.


M. KEITH MARSHALL

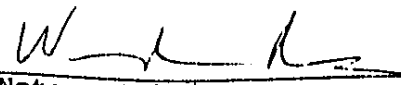
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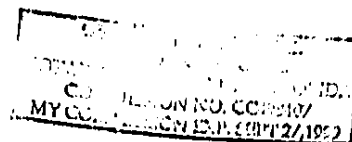
STATE OF FLORIDA

COUNTY OF DADE

I HEREBY CERTIFY that on this 27th day of April, 1996, the foregoing Articles of Incorporation were acknowledged before me by M. KEITH MARSHALL.

My commission expires:


Notary Public



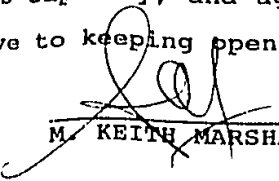
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHICH PROCESS
MAY BE SERVED.

Pursuant to Section 607.0501, Florida Statutes, the following is
submitted in compliance with said section:

That TRANSWORLD REALTY, INC., desiring to organize under the laws
of the State of Florida with its principal office, as indicated in the
articles of incorporation at Barnett Bank Building-Suite 300, 18305
Biscayne Boulevard, Aventura, Florida 33160 has named M. KEITH MARSHALL
located at Barnett Bank Building-Suite 300, 18305 Biscayne Boulevard
Aventura, Florida 33160 as its agent to accept service of process
within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above
stated corporation, at the place designated in this certificate, I
hereby accept and agree to act in this capacity, and agree to comply
with the provision of said Act relative to keeping open said office.


M. KEITH MARSHALL