

PG6000045499

Kenneth N. Rekant, PA.

Requestor's Name

169 Lincoln Rd. Suite 208

Address

Miami Beach, FL 33139

City/State/Zip

Phone #

55 P.M. 21 MAY 29 1996
U.S. DEPT. OF COMMERCE
U.S. PATENT & TRADEMARK OFFICE

Office Use Only

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

1. D & L Building Corp. (Corporation Name) (Document #)
2. _____ (Corporation Name) (Document #)
3. _____ (Corporation Name) (Document #)
4. _____ (Corporation Name) (Document #)

Walk in Pick up time _____

Certified Copy

Mail out Will wait Photocopy

Certificate of Status

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

1000001833521
-05/22/96--01008--017
***122.50 ***122.50

D. BROWN MAY 29 1996

FILED
MAY 21 1956
SHERIFF OF BROWARD COUNTY
TALLAHASSEE, FLA.

**ARTICLES OF INCORPORATION
OF
D & L BURSTYN CORP.**

We, the undersigned, in order to form a corporation under and pursuant to the provisions of the Laws of Florida for the purposes set forth below, hereby subscribe to these Articles of Incorporation.

**ARTICLE I
NAME OF CORPORATION**

The name of the corporation shall be **D & L BURSTYN CORP.**

**ARTICLE II
CORPORATE PURPOSE**

The purposes and general nature of the business to be conducted and transacted by the corporation are as follows:

- A. To do and transact any and all business permitted under the laws of Florida and the United States of America.
- B. To purchase for investment and resale, and to traffic in land, property, houses and buildings and other property of any nature. To create, sell, and deal in freehold and leasehold ground rents. To make advances upon the security of land or houses or other property. To deal in any manner with real and personal property.
- C. To draw, make, accept, endorse, discount, execute, and issue promissory notes, bills of exchange, and other negotiable instruments, including bonds, debentures, or other obligations of this corporation, whether secured by mortgage pledge, or otherwise, or unsecured, for money borrowed, or in payment for property purchased or acquired, or for other lawful objects.
- D. To guarantee, purchase, hold, sell, assign, transfer, mortgage, pledge or otherwise dispose of the shares of capital stock, or any bonds, securities, or other evidences of indebtedness, created by any corporation and while owner of such stock or evidences of indebtedness, to exercise all of the rights, powers and privileges of ownership, including the right to vote according to the rights of said instruments and agreements.
- E. To purchase, hold, sell and transfer shares of its own capital stock; subject, however, to such limitations as may be provided by law; and provided further, that shares of its own capital stock owned by the corporation shall not be voted upon directly or indirectly nor counted as outstanding for the purpose of stockholders quorum or vote.
- F. More specifically the corporation may engage in all aspects of the purchase, leasing, renovation and conversion to condominiums of real property.

**ARTICLE III
AUTHORIZED STOCK**

The total amount of the authorized capital stock of this corporation shall be seven hundred fifty (750) shares of common voting stock with nominal or par value of Five (\$5.00) dollars per share.

**ARTICLE IV
RIGHT TO BUY NEW STOCK**

Every shareholder upon sale of new stock of this corporation of the same kind, class or series as that which he already holds, has the right to purchase his pro-rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

**ARTICLE V
PERPETUAL EXISTENCE**

This corporation shall have perpetual existence. It shall become active as of the date these Articles of Incorporation are received by the Secretary Of State for filing.

ARTICLE VI
CORPORATE ADDRESS

The initial post office address of the registered office of this corporation shall be 169 Lincoln Road, Suite 208, Miami Beach, Florida 33139. The shareholders may, from time to time, designate in writing such other post office address and place for the registered office of his corporation as they may see fit. The place of business of this corporation shall be 1120 Collins Ave

Miami Beach FL 33139
the Registered Agent of this corporation is stated hereinafter.

ARTICLE VII
MANAGEMENT OF CORPORATION

The business of shall be managed by its shareholders rather than a board of directors. In the management of the business, the act of the shareholders representing Seventy Five (75%) percent of the outstanding shares of the corporation entitled to vote represented in person or by proxy shall be the act of the shareholders. Each shareholder shall be entitled to one vote in person, or by proxy, for each share of the corporation entitled to vote, represented in person or by proxy. Same shall be recognized and counted as part of the voting shares toward constituting a quorum at any meeting of shareholders for the management of the business of the corporation. The shareholders may conduct the business of the corporation without meetings by unanimous written consent pursuant to applicable Florida statutes.

ARTICLE VIII
SUBSCRIBERS

The name and post office address of the subscribers of these Articles, and a statement of the number of shares of stock which the subscribers have agreed to purchase, is set out below.

<u>NAME OF SUBSCRIBER</u>	<u>ADDRESS OF SUBSCRIBER</u>	<u>SHARES</u>
David Burstyn	c/o The Prince Michael Hotel 2618 Collins Avenue Miami Beach, FL 33139	68.75
Lance Burstyn	c/o Kreiger 407 Lincoln Road, Suite 9G Miami Beach, FL 33139	31.25

ARTICLE IX
OFFICERS

The officers of this corporation shall be a president, one or more vice presidents, a secretary, a treasurer and such officers, agents and factors. They shall be chosen in such manner, hold their offices for such terms and have such powers and duties as may be prescribed by the By-Laws or determined by the shareholders.

ARTICLE X
AMENDMENT TO ARTICLES

This corporation reserves the right to amend or repeal any provisions in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation. The power to adopt, alter, amend or repeal By-Laws is vested in the shareholders.

ARTICLE XI
SALE OF STOCK TO NON-SUBSCRIBERS

The shares of capital stock of this corporation may not be resold or otherwise transferred unless such shares are first offered to the remaining shareholders. The price and terms at which such offer shall encompass shall be specified by written agreement among the shareholders in a Stockholders Agreement.

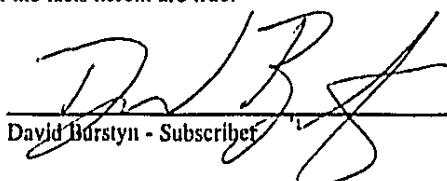
ARTICLE XII
APPROVAL OF MERGER

The approval of the shareholders of to any plan of merger is required in every case, whether or not such approval is required by law. Said approval must be in writing and confirmed by at least 75% of the voting shares.

ARTICLE XIII CORPORATE POWERS

This corporation shall have all of the corporate powers enumerated in the Florida General Corporation Act, except this corporation shall not have the power to be a promoter, incorporator, partner member, associate or manager of any corporation, partnership, joint venture, trust or other enterprise, unless the consent of at least 75% of the outstanding shares of this corporation agree otherwise.

IN WITNESS WHEREOF, the undersigned subscribing incorporator has set subscriber's hand and seal on the 20 day of May, 1996, for the purpose of forming this corporation under the laws of the State of Florida, and subscriber's hereby makes and files in the office of the Secretary of State of Florida these Articles of Incorporation and certifies that the facts herein are true.


David Burstyn - Subscriber

(Signature) Catherine H. Metzger My Florida Notary Commission Expires:

(Print Name) CATHERINE H. METZGER



IN WITNESS WHEREOF, the undersigned subscribing incorporator has set subscriber's hand and seal on the 20 day of May, 1996, for the purpose of forming this corporation under the laws of the State of Florida, and subscriber's hereby makes and files in the office of the Secretary of State of Florida these Articles of Incorporation and certifies that the facts herein are true.


Lance Burstyn - Subscriber

(Signature) Catherine H. Metzger My Florida Notary Commission Expires:

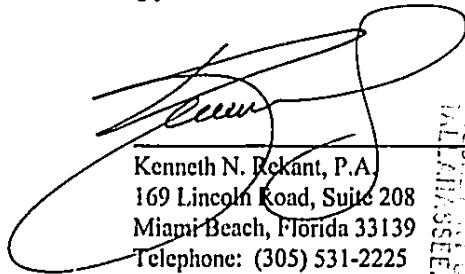
(Print Name) CATHERINE H. METZGER



REGISTERED AGENT ACCEPTANCE

As the registered agent chosen to accept service of process for the abovementioned corporation at 169 Lincoln Road, Suite 208, Miami Beach, Dade County, Florida 33139, I hereby accept to so act in this capacity and agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties accordingly.

Dated on May 13, 1996.


Kenneth N. Reckant, P.A.
169 Lincoln Road, Suite 208
Miami Beach, Florida 33139
Telephone: (305) 531-2225

95 MAY 21 FILED
FLORIDA
RECEIVED
CLERK'S OFFICE, STATE
OF FLORIDA
MIAMI-Dade COUNTY, FLORIDA