

P96000088126

((H96000015038 B))

TO: DIVISION OF CORPORATIONS

FAX #: (904)922-4001

FROM: EMPIRE CORPORATE KIT COMPANY

ACCT#: 0724500 3255

CONTACT: RAY STORMONT

PHONE: (305)541-3694

FAX #: (305)541 770

NAME: LUXURY PROPERTIES INTERNATIONAL, INC.

AUDIT NUMBER.....H96000015038

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..0

PAGES..... 5

CERT. COPIES.....1

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AUDIT NUMBER ON THE TOP AND BOTTOM OF ALL PAGES OF THE DOCUMENT

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ARTICLES OF INCORPORATION

H96000015038

OF

LUXURY PROPERTIES INTERNATIONAL, INC.

The undersigned hereby petition for the formation of a corporation under the laws of the State of Florida, with and under the following Charter:

ARTICLE I

The name of the corporation shall be:

LUXURY PROPERTIES INTERNATIONAL, INC.

ARTICLE II

The general nature of the business to be transacted shall be a Real Estate Office and to otherwise engage in any activity or business permitted under the laws of the United States of America and this State.

ARTICLE III

The capital stock of this corporation shall consist of 1000 shares of common stock of \$1.00 par value each, all or part of said stock to be issued from time to time as may be determined by the Board of Directors. On dissolution or liquidation of the corporation the holders of the stock shall be entitled to distribution retable as their holdings may appear upon the stock record of the corporation.

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GERALD T. ENGEL, ESQ.  
901 N. W. 22ND AVENUE  
MIAMI, FL 33125  
(305) 649-7344

FL. BAR NO.: 694-290

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ARTICLE IV

This corporation shall have perpetual existence.

ARTICLE V

The business and property of this corporation shall be managed by a Board of Directors consisting of two (2) or more members, as may be provided by-laws.

ARTICLE VI

The names and post office addresses of the first Board of Directors of this corporation, who, subject to the provisions of this Certificate, the By-laws of this corporation, and the laws of the State of Florida, shall hold office for the first year of this corporation's existence or until their successors are elected and have qualified, are as follows:

ELENA M. MONICA 2972A AVENTURA BLVD., #228 AVENTURA, FL 33180	President
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ALEXANDER FAINBERG 885 S. E. 14TH STREET HIALEAH, FL 33165	Vice-President
--	----------------

ARTICLE VII

The Registered Agent for the purpose of complying with Florida law shall be ELENA M. MONICA and the registered agent's office of this corporation shall be 2972A AVENTURA BLVD., #228, AVENTURA, FL 33180.

ARTICLE VIII

The post office address of the principal office of this corporation until otherwise determined by the stockholders or Board of Directors of this corporation 2972A AVENTURA BLVD., #228, AVENTURA, FL 33180,

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branch offices may be maintained at such places in the State of Florida, and in the United States of America and in foreign countries as may from time to time be authorized by the stockholders or Board of Directors of this Corporation.

ARTICLE IX

The name and post office address of the Subscribers of this Certificate of Incorporation and the number of shares of the capital stock of this corporation subscribed by the said Subscriber of this Certificate of Incorporation are as follows:

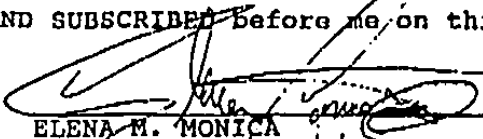
NAME	ADDRESS	NO. OF SHARES
ELENA M. MONICA	2972A AVENTURA BLVD., #220 AVENTURA, FL 33180	333
ALEXANDER FAINBERG	885 S. E. 14TH STREET HIALEAH, FL 33165	333
LUDWIG FAINBERG	885 S. E. 14TH STREET HIALEAH, FL. 33165	334

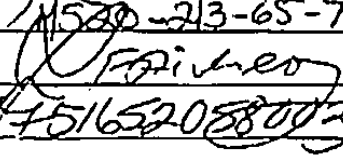
ARTICLE X

The regulations of the conduct of the affairs of this corporation, the issuance of certificate of capital stock of this corporation, the voting rights of the holders of the shares of the capital stock of this corporation, are vested in the shareholders.

IN WITNESS WHEREOF, the undersigned Subscribers have hereunto set their hands and seals in the County of Dade, State of Florida, before me on this 22nd day of October, 1996.

SWORN TO AND SUBSCRIBED Before me on this 22nd day of October, 1996.

  
ELENA M. MONICA (SEAL)  
Identification 11580-243-65-755-0

  
LUDWIG FAINBERG (SEAL)  
Identification 1151652088003

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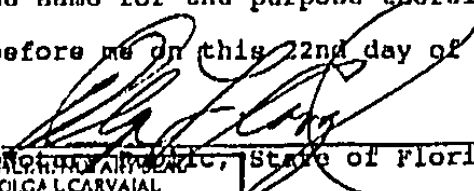
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STATE OF FLORIDA )  
 ) SS  
COUNTY OF DADE )

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, ELENA M. MONICA, LUDWIG FAINBERG, known to be the persons who executed the foregoing Certificate of Incorporation of LUXURY PROPERTIES INTERNATIONAL, INC., and they acknowledged before me that they have executed the same for the purpose therein set forth.

SWORN TO AND SUBSCRIBED before me on this 22nd day of October, 1996.

MY COMMISSION EXPIRES:

  
\_\_\_\_\_  
OLGA L. CARVAJAL  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. CC243716  
MY COMMISSION EXP. DEC. 12, 1996

I ACCEPT DESIGNATION AS REGISTERED AGENT OF THIS CORPORATION AND I AM FAMILIAR WITH THE DUTIES REQUIRED OF ME.

  
\_\_\_\_\_  
ELENA M. MONICA

Prepared by:

GERALD T. ENGEL, ESQ.  
901 N. W. 22ND AVENUE  
MIAMI, FL 33125  
(305) 649-7344

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36 OCT 25 PM 12:48  
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