

P96000098408

12/04/96

FLORIDA DIVISION OF CORPORATIONS  
ELECTRONIC FILING SYSTEM

414

((H96000017031 1))

TO: DIVISION OF CORPORATIONS FAX #: (904)922-4001  
FROM: CORPORATE CREATIONS INTERNATIONAL INC. ACCT#: 073171003004  
CONTACT: JOHNNY C RODRIQUEZ  
PHONE: (305)672-0686 FAX #: (305)672-9110

NAME: FLORIDA ACADEMY OF REAL ESTATE, INC.  
AUDIT NUMBER.....H96000017031  
DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.  
CERT. OF STATUS..1 PAGES..... 4  
CERT. COPIES.....0 DEL.METHOD.. FAX  
EST.CHARGE.. \$78.75

EFFECTIVE DATE  
12-4-96

NOTE: PLEASE PRINT THIS PAGE AND USE IT AS A COVER SHEET. TYPE THE FAX  
AUDIT NUMBER ON THE TOP AND BOTTOM OF ALL PAGES OF THE DOCUMENT

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

ENTER SELECTION AND <CR>:

11/14/96  
11/14/96

FILED  
96 DEC -5 PM 1:55  
TALLAHASSEE, FLORIDA

Handwritten signature and date 12/5/96

H96000017031

Articles of Incorporation  
of  
Florida Academy of Real Estate, Inc.

Article I. Name

The name of this Florida corporation is:  
Florida Academy of Real Estate, Inc.

RECEIVED  
EFFECTIVE DATE  
12-24-96

Article II. Address

The mailing address of the Corporation is:  
Florida Academy of Real Estate, Inc.  
13975 NW 67th Avenue  
Miami Lakes FL 33014

Article III. Capital Stock

The Corporation shall have the authority to issue 2,000 shares of common stock, par value \$.01 per share.

Article IV. Registered Agent

The name and address of the registered agent of the Corporation is:  
Joseph B. Ryan, III  
5901 NW 151st Street, Suite 124  
Miami Lakes FL 33014

Article V. Board of Directors

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation.

H96000017031

Joseph B. Ryan, III FL Bar Member 338273  
Law Office of Joseph B. Ryan, III  
5901 NW 151st Street, Suite 124  
Miami Lakes FL 33014  
305-818-1847 • Fax 305-820-9724

H98000017031

The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by law.

The name of each initial member of the Corporation's Board of Directors is:

Orlando J. Vulca  
Georges J. Mourra

Article VI. Incorporator

The name and address of the incorporator is:

Joseph B. Ryan, III  
Law Office of Joseph B. Ryan, III  
5901 NW 151st Street, Suite 124  
Miami Lakes FL 33014

Article VII. Corporate Existence

The corporate existence of the Corporation shall begin effective December 4, 1996

The undersigned incorporator executed these Articles of Incorporation on  
December 4, 1996



JOSEPH B. RYAN, III  
by L.A. Uriarte as attorney-in-fact

H96000017031

Joseph B. Ryan, III FL Bar Member 338273  
Law Office of Joseph B. Ryan, III  
5901 NW 151st Street, Suite 124  
Miami Lakes FL 33014  
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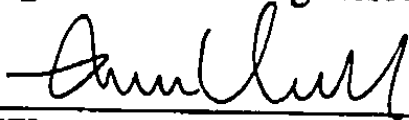
**Certificate of Designation  
Registered Agent and Registered Office**

**CORPORATION:**  
**Florida Academy of Real Estate, Inc.**

**REGISTERED AGENT:**  
**Joseph B. Ryan, III**  
**5901 NW 151st Street, Suite 124**  
**Miami Lakes FL 33014**

FILED  
96 DEC -5 PM 1:50  
CLERK OF COURT  
DADE COUNTY  
FLORIDA

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



**JOSEPH B. RYAN, III**  
by L.A. Uriarte as attorney-in-fact

**Date: 12/4/96**

H96000017031

Joseph B. Ryan, III FL Bar Member 338273  
Law Office of Joseph B. Ryan, III  
5901 NW 151st Street, Suite 124  
Miami Lakes FL 33014  
305-818-1847 • Fax 305-820-9724



THE UNITED STATES  
CORPORATION  
COMPANY

P96000098408

ACCOUNT NO. : 072100000032

REFERENCE : 322521 4303929

AUTHORIZATION :

COST LIMIT : \$ 87.50

*Patricia Pizutti*

ORDER DATE : April 8, 1997

ORDER TIME : 9:40 AM

ORDER NO. : 322521-005

CUSTOMER NO: 4303929

CUSTOMER: Ms. Jazmine Roman  
Greenberg Traurig Hoffman  
22nd Floor  
1221 Brickell Avenue  
Miami, FL 33131-3238

900002136549--0

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

97 APR -8 PM 3:32

FILED

DOMESTIC AMENDMENT FILING

W97000008144

NAME: FLORIDA ACADEMY OF REAL  
ESTATE, INC.

EFFECTIVE DATE:

XX ARTICLES OF AMENDMENT  
       RESTATED ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susana Romagosa

EXAMINER'S INITIALS:

4/10  
*Tom*  
*name*  
*change*  
*C.C.*

DIVISION OF CORPORATION

97 APR -8 AM 10:36

RECEIVED



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

April 8, 1997

CSC  
SUSANA  
TALLAHASSEE, FL

SUBJECT: FLORIDA ACADEMY OF REAL ESTATE, INC.  
Ref. Number: P96000098408

We have received your document for FLORIDA ACADEMY OF REAL ESTATE, INC. and the authorization to debit your account in the amount of \$87.50. However, the document has not been filed and is being returned for the following:

The document must be signed by the chairman, any vice chairman of the board of directors, its president, or another of its officers.

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: 397A00017579

**RESUBMIT**  
Please give original  
submission date as file date.

RECEIVED  
97 APR 10 AM 11:40  
DIVISION OF CORPORATIONS

**ARTICLES OF AMENDMENT  
TO THE  
ARTICLES OF INCORPORATION  
OF  
FLORIDA ACADEMY OF REAL ESTATE, INC.**

**FILED**

97 APR -8 PH 3:32

CLERK OF STATE  
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Section 607.1006 of the Florida Business Corporation Act, the undersigned Corporation adopts the following Articles of Amendment to its Articles of Incorporation:

1. The name of this Corporation is Florida Academy of Real Estate, Inc.
2. Article I of the Articles of Incorporation is deleted and replaced by new Article I, as follows:

**ARTICLE I**

The name of this Corporation is Training, Inc.

3. The above and foregoing was adopted by the unanimous written consent of all of the Shareholders and all of the members of the Board of Directors of the Corporation on April 1, 1997, pursuant to Sections 607.0704 and 607.0821 of the Act.

**FLORIDA ACADEMY OF REAL ESTATE,  
INC., a Florida corporation**

By: Orlando J. Valen, Director

- 2 -





THE UNITED STATES  
CORPORATION  
COMPANY

P96000098408

ACCOUNT NO. : 072100000032

REFERENCE : 322521 4303929

AUTHORIZATION : Patricia Pizant

COST LIMIT : \$ 87.50

ORDER DATE : April 8, 1997

ORDER TIME : 9:40 AM

ORDER NO. : 322521-005

CUSTOMER NO: 4303929

CUSTOMER: Ms. Jazmine Roman  
Greenberg Traurig Hoffman  
22nd Floor  
1221 Brickell Avenue  
Miami, FL 33131-3238

970702130549--0

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

97 APR -8 PM 3:32

FILED

DOMESTIC AMENDMENT FILING

W97000068144

NAME: FLORIDA ACADEMY OF REAL  
ESTATE, INC.

EFFECTIVE DATE:

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       RESTATED ARTICLES OF INCORPORATION

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       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susana Romagosa

EXAMINER'S INITIALS:

DIVISION OF CORPORATION

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4/10  
Tom  
Name  
Change  
C.C.



**FLORIDA DEPARTMENT OF STATE**

**Sandra B. Mortham**  
Secretary of State

April 8, 1997

CSC  
SUSANA  
TALLAHASSEE, FL

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ARTICLES OF INCORPORATION  
OF**

**FLORIDA ACADEMY OF REAL ESTATE, INC.**

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**ARTICLE I**

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3. The above and foregoing was adopted by the unanimous written consent of all of the Shareholders and all of the members of the Board of Directors of the Corporation on April 1, 1997, pursuant to Sections 607.0704 and 607.0821 of the Act.

IN WITNESS WHEREOF, the undersigned officers of the Corporation have executed these Articles of Amendment, this 14 day of April, 1996.

FLORIDA ACADEMY OF REAL ESTATE,  
INC., a Florida corporation

By:   
Georges J. Moura, Director / President

By:   
Orlando J. Valca, Director

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