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FLORIDA DIVISION OF CORPORATIONS  
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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

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FLORIDA

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**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.

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12-4-96

**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.

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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

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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. Valea  
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

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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:**

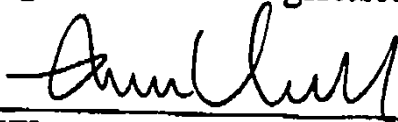
Florida Academy of Real Estate, Inc.

**REGISTERED AGENT:**

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

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SECRETARY OF STATE  
TALLAHASSEE, 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

Joseph B. Ryan, III FL Bar Member 338273  
Law Office of Joseph B. Ryan, III  
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