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P.O. Box 654753  
Miami, Florida 33265  
December 6, 1996

Florida Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

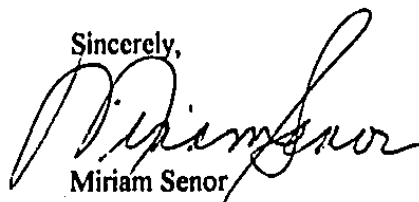
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\*\*\*\*\*70.00 \*\*\*\*\*70.00

Re: Ideal Investments & Realty, Inc.

Gentlemen:

Enclosed herewith you will find the Articles of Incorporation for Ideal Investments & Realty, Inc., along with the filing fee of \$70.00. Should there be any questions, or any further information needed, please do not hesitate to contact me.

Sincerely,



Miriam Senor

MS:h  
Enclosures

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

12-17-96  
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ARTICLES OF INCORPORATION  
OF  
IDEAL INVESTMENTS & REALTY, INC.

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned subscribers to these Articles of Incorporation, natural persons competent to contract, hereby form a corporation for profit under the laws of the State of Florida.

ARTICLE I - NAME

The name of the corporation is IDEAL INVESTMENTS & REALTY, INC.

ARTICLE II - NATURE OF BUSINESS

The general character, purpose, and nature of business to be transacted by this corporation are to carry on in any capacity and business or trade deemed legal in the State of Florida.

ARTICLE III - CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is 500 shares of common stock, each share having a par value of \$1.00.

ARTICLE IV - INITIAL CAPITAL

The amount of the capital with which this corporation shall begin business is \$500.00.

ARTICLE V - TERM OF EXISTENCE

This corporation shall have perpetual existence.

ARTICLE VI - ADDRESS

The initial street address of the principal office of this corporation is to be at:

P.O. Box 654753, Miami, Florida 33265

The Board of Directors may from time to time designate such other address and place for the principal office of this corporation as it may see fit.

ARTICLE VII - REGISTERED AGENT

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

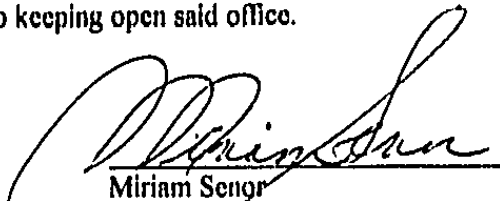
That IDEAL INVESTMENTS & REALTY, Inc., desiring to organize under the laws of the State of Florida with its principal office as indicated in the Article of Incorporation, County of Dade, has named:

Miriam Senor  
1940 SW 83 Avenue  
Miami, Florida 33155

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 to act in this capacity and agree to comply with the provisions of said Act relative to keeping open said office.

  
Miriam Senor  
Registered Agent

The corporation shall have one (1) director initially. The number of directors may be increased or diminished from time to time by the By laws, but shall never be less than one.

**ARTICLE VIII - INITIAL DIRECTOR**

The name and street address of the initial director who shall hold office until his/her successors are elected and have qualified is as follows:

**PRESIDENT:** Miriam Senor  
1940 SW 83 Avenue  
Miami, Florida 33155

**ARTICLE IX - INCORPORATION**

The name and street address of the incorporator to these Articles of Incorporation is:

Miriam Senor      1940 SW 83 Avenue      Miami, FL 33155

**ARTICLE X - EFFECTIVE DATE**

These Articles of Incorporation shall be effective upon acceptance by the Secretary of \_\_\_\_\_  
State.

**ARTICLE XI - AMENDMENT**

These articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders and approved at a stockholder's meeting by a majority of the stockholders entitled to vote thereon, manifesting their intention that a certain amendment to these Articles of Incorporation be made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, acknowledged and filed this foregoing, Articles of Incorporation under the laws of the State of Florida, this 6th day of December, AD, 1996.

  
Miriam Senor

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96 DEC 16 PM 2:13  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA