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networks

PROFESSIONAL
LEGAL & FINANCIAL SERVICES

P96000103344

ACCOUNT NO. : 072100000032

REFERENCE : 199950 10956A

AUTHORIZATION :

Patricia Pizzuto

COST LIMIT : \$ 122.50

ORDER DATE : December 23, 1996

ORDER TIME : 9:0 AM

ORDER NO. : 199950-005

CUSTOMER NO: 10956A

7000002087667--2

CUSTOMER: Sumner H Shafmaster, Esq
SUMNER H. SHAFMASTER, P.A.

2330 Northeast 211th Street

North Miami Bea, FL 33180

DOMESTIC FILING

NAME: ALTOS DEL MAR REALTY CORP.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Victoria L. Perez

EXAMINER'S INITIALS:

Dmc 12/26/96

FILED
95 DEC 24 AM 10:46
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
ALTOS DEL MAR REALTY CORP.

FILED
95 DEC 24 AM 10:44
T. H.
FLORIDA

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

ALTOS DEL MAR REALTY CORP.

The address of the principal office of this corporation shall be Suite 201, 1177 Kane Concourse, Bay Harbor, Florida 33154, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000 shares of common stock having \$1.00 par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 1201 Hays Street, Tallahassee, Florida 32301, and the name of the initial registered agent of the corporation at that address is Corporation Service Company.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. INCORPORATOR

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

Corporation Service Company
1201 Hays Street
Tallahassee, Florida 32301

IN WITNESS WHEREOF, the undersigned agent of Corporation Service Company, has hereunto set their hand and seal of Corporation Service Company on December 24, 1996.

CORPORATION SERVICE COMPANY

By Karen B. Rozar
Its Agent, Karen B. Rozar

RECEIVED
SEP 24 11:04 AM
JAN 1984

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

Corporation Service Company, a Delaware corporation authorized to transact business in this State, having a business office identical with the registered office of the corporation named above, and having been designated as the Registered Agent in the above and foregoing Articles, is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

CORPORATION SERVICE COMPANY

By: Karen B. Rozar

Its Agent, Karen B. Rozar

ACG/vlp