

PA7000026297

VICTOR M. QUINONES
647 West 28th St.
Hialeah, FL 33010

Ph. # (305) 888-4175

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

400001843394
-05/29/96--01140--014
****122.50 ****122.50

Re: Floridians Realty, Inc.

Gentlemen:

Enclosed herein please find an original and one copy of the Articles of Incorporation of FLORIDIANS REALTY, INC. together with a check in the amount of \$122.50 to cover costs.

Please return to us one certified copy of the Articles of Incorporation.

Thank you for your assistance in this matter.

Very truly yours.


VICTOR M. QUINONES

W96-11642

AL MAR 25 1997

FILED
97 MAR 25 AM 8:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

June 3, 1996

VICTOR M. QUINONES
647 WEST 28TH STREET
HIALEAH, FL 33010

SUBJECT: FLORIDIANS REALTY, INC.
Ref. Number: W96000011642

We have received your document for FLORIDIANS REALTY, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of an entity name **DOES NOT** constitute a difference. Please select a new name and make the substitution in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

When the document is resubmitted, please return a copy of this letter to ensure that your document is properly handled.

If you have any questions about the availability of a particular name, please call (904) 488-9000.

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) 487-6928.

Agnes Lunt
Corporate Specialist

Letter Number: 596A00027594

VICTOR M. QUINONES
647 West 28th. Street
Hialeah, Florida 33010
(305)885-2407

*P.O. Box 8431
Hialeah, Fl. 33012-8431*

August 18, 1996

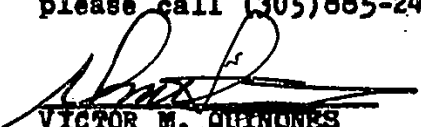
DIVISION OF CORPORATIONS
FLORIDA DEPT. OF STATE
P.O. Box 6327
Tallahassee, Florida 32314

SUBJECT: SOUTH FLORIDIANS REALTY, INC.
Ref. Number: W96000011642

Sirs:

This is to notify the Division of Corporations, that instantly the address of will be the same and that your office will be inform as soon as possible of any change of address.

If you have any questions in reference these documents, please call (305)885-2407. 305) 863-8609


VICTOR M. QUINONES
647 West 28th. Street
Hialeah, Florida 33010
(305)885-2407
*P.O. Box 8431
Hialeah, Fl. 33012-8431*



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

September 10, 1996

VICTOR M. QUINONES
647 WEST 28TH STREET
HIALEAH, FL 33010

SUBJECT: SOUTH FLORIDIANS REALTY, INC.
Ref. Number: W96000011642

We have received your document for **SOUTH FLORIDIANS REALTY, INC.**. However, the document has not been filed and is being returned for the following:

We regret that we were unable to contact you by phone. Please return the corrected document with a letter providing us with a telephone number where you can be reached during working hours.

You failed to make the correction(s) requested in our previous letter.

According to section 607.0202(1)(b) or 617.0202(1)(b), Florida Statutes, you must list the corporation's principal office, and if different, a mailing address in the document. If the principal address and the registered office address are the same, please indicate so in your document.

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) 487-6928.

Agnes Lunt
Corporate Specialist

Letter Number: 696A00042051



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

March 3, 1997

VICTOR M. QUINONES 3RD MAILING
647 WEST 28TH STREET
HIALEAH, FL 33010

SUBJECT: FLORIDAIANS REALTY, INC.
Ref. Number: W96000011642

We have received your document for FLORIDAIANS REALTY, INC.. However, the document has not been filed and is being returned for the following:

You failed to make the correction(s) requested in our previous letter.

According to section 607.0202(1)(b) or 617.0202(1)(b), Florida Statutes, you must list the corporation's principal office, and if different, a mailing address in the document. If the principal address and the registered office address are the same, please indicate so in your document.

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) 487-6928.

Agnes Lunt
Corporate Specialist

Letter Number: 097A00010756

ARTICLES OF INCORPORATION

OF

SOUTH FLORIDIANS REALTY, INC.

ARTICLES - I- NAME

The name of this corporation shall be **SOUTH FLORIDIANS REALTY, INC.**

ARTICLE- II- DURATION

This corporation shall have perpetual existence unless sooner dissolved by law, commencing on the date of filing of the Certificate with the Secretary of State, State of Florida.

ARTICLE III- PURPOSE

This corporation is organized for the purpose of transacting any and all lawful business for which corporations may be incorporated under the laws of the Florida General Corporation act.

ARTICLE IV- CAPITAL STOCK

This corporation is authorized to issue 500 shres of \$1.00 per value common stock, which shall be designed "Common Stock.

ARTICLE V- PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation, shall have the right to purchase a pro-rata share thereof (as nearly as may be done without issuance of fractional shares) at a price at which it is offered to others.

FILED

97 MAR 25 AM 8:06

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VI- INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 636 West 28th. St. Hialeah, Fl. 33010, and mailing address is: P.O. Box 8432 Hialeah, Fl. 33012, and the name of the initial registered agent of this corporation is VICTOR M. QUINONES.

ARTICLE VII- INITIAL BOARD OF DIRECTORS

This corporation shall have one director initially. The number of directors may be either increase or diminished from time to time by the bylaws but shall never be less than one. The name and address of the initial director of this corporation is:

VICTOR M. QUINONES
647 West 28th. Street
Hialeah, Fl. 33010

ARTICLE VIII- INCORPORATION

The name and address of the person signing these articles is:

VICTOR M. QUINONES
647 West 28th. Street
Hialeah, Fl. 33010

ARTICLE IX- BYLAWS

The power to adopt, alter, amend, repeal bylaws shall be vested in the Board of Directors and/or the shareholders.

ARTICLE X- CUMULATIVE VOTING

At each election for directors, every shareholder entitled to vote at such election shall have the right to cumulate his votes by giving one candidate as many votes as the number of directors to be elected at that time multiplied by the number of his shares, or by distributing such votes on the same principal among any number of such candidates.

The chairman then reported that a set of proposed bylaws had been prepared by counsel for the corporation pursuant to the instructions of the directors. Each section of said bylaws were then read and considered by the directors.

On motion duly made and carried, it was

Resolved that said proposed bylaws be adopted and the secretary be directed to attach said bylaws be the corporation's minute book.

The chairman then opened the floor to accept nominations for officers of the corporation. The following persons were nominated for the respective positions:

President: VICTOR M. QUINONES

Vice-President: _____

Secretary: _____

Treasurer: VICTOR M. QUINONES

Upon the vote of those present at the meeting, the aforesaid persons were leected to their respective positions.

The secretary then submitted a proposed form of stock certificate for the corporation and upon motion duly made, seconded and carried, said forms of certificates of shares of the corporation were accepted for use by the corporation. The secretary was directed to spread a form of said stock certificates at length upon these minutes.

ARTICLE XI- INDEMNIFICATION

The corporation shall indemnify any officer or directors, or any former officer or director, to the full extent permitted by law.

ARTICLE XII - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS, the undersigned subscriber has executed these Articles of incorporation this 3rd day of May 1996.

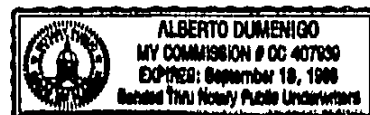

VICTOR M. QUINONES

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME, a Notary Public authorized to take acknowledgements in the State and County set forth above, personally appeared VICTOR M. QUINONES, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and acknowledged before me that the same was executed freely.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of May 1996.


NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires:



CERTIFICATE DESIGNATING PLACE PLACE OF BUSINESS OR DOMICILE FOR
SERVICE OF PROCESS WITHIN FLORIDA, NAMING THE AGENT
UPON WHOM PROCESS MAY BE SERVED
IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE
FOLLOWING IS SUBMITTED:

FIRST, THAT SOUTH FLORIDIANS REALTY, INC. DESIRING TO ORGANIZE
OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS
PRINCIPAL PLACE OF BUSINESS AT THE CITY OF MIAMI, STATE OF
FLORIDA, HAS NAMED VICTOR M. QUINONES LOCATED AT 647 WEST
28th. Street, Hialeah, Florida AS ITS AGENT TO ACCEPT SERVICE
OF PROCESS WITHIN FLORIDA STATE.

SIGNATURE: 

(CORPORATE OFFICER)

TITLE: President

DATE: May 3/96

HAVING BEEN NAMED TO ACCEPT OF PROCESS FOR THE ABOVE-STATED
CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I
HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO
COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE
PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE: 

DATE: May 3/96

97 MAR 25 AM 8:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED