

P 97000043817



ACCOUNT NO. : 072100000032
REFERENCE : 360149 7128994
AUTHORIZATION : *Patricia Piquero*
COST LIMIT : \$ 70.00

ORDER DATE : May 8, 1997
ORDER TIME : 9:35 AM
ORDER NO. : 360149-005
CUSTOMER NO: 7128994

400002179114--6

CUSTOMER: Ms. Ibis Sanabria
MS. IBIS SANABRIA
14001 S.w. 10th Street
Miami, FL 33184

DOMESTIC FILING

NAME: *Realty Investments Corp.*
~~SOUTHEAST FLORIDA REALTY, INC.~~

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Stephanie Stscherban
EXAMINER'S INITIALS:

*503.
W97-11288
502.
W97-11450*

RECEIVED
MAY 14 9 30 AM '97
TALLAHASSEE, FLORIDA

RECEIVED
MAY 14 PM 3:26
DIVISION OF CORPORATE
TALENT



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

May 15, 1997

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: SOUTHEAST FLORIDA REALTY, INC.
Ref. Number: W97000011288

RESUBMIT
Please give original
submission date as file date.

We have received your document for SOUTHEAST FLORIDA REALTY, INC. and the authorization to debit your account in the amount of \$70.00. However, the document has not been filed and is being returned for the following:

The entity name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an administratively dissolved entity. Names of administratively dissolved entities are not available for one year from the date of administrative dissolution unless the dissolved entity provides the Department of State with a notarized affidavit executed as required by section 607.0120, 617.01201, 608.5135 or 608.4482 Florida Statutes, permitting the immediate assumption or use of the name by another entity.

Simply adding "of Florida" or "Florida" to the end of a name does not constitute a difference.

When the document is resubmitted, please return a copy of this letter to ensure proper handling.

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

If you have any questions concerning the filing of your document, please call (904) 487-6973.

Claretha Golden
Document Specialist

Letter Number: 697A00026074

RECEIVED
97 MAY 16 AM 10:39
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

May 15, 1997

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

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Ref. Number: W97000011288

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Claretha Golden
Document Specialist

Letter Number: 697A00026074



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

May 16, 1997

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: SOUTHEAST PROPERTIES, INC.
Ref. Number: W97000011450

RESUBMIT
Please give original
submission date as file date.

We have received your document for SOUTHEAST PROPERTIES, INC. and the authorization to debit your account in the amount of \$70.00. However, the document has not been filed and is being returned for the following:

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.

If you have any questions concerning the filing of your document, please call (904) 487-6973.

Claretha Golden
Document Specialist

Letter Number: 197A00026435

RECEIVED
MAY 15 PM 4:03
1997

ARTICLES OF INCORPORATION
OF
REALTY INVESTMENTS CORP.

9311 11:30
5711 11:30
TALLAHASSEE, 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:

REALTY INVESTMENTS CORP.

The address of the principal office of this corporation shall be 7370 Northwest 36th Street, Suite 315, Miami, Florida 33166 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 500 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 14001 Southwest 10th Street, Miami, Florida 33184, and the name of the initial registered agent of the corporation at that address is Ibis Sanabria.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have one Director, initially. The name and address of the initial member of the Board of Directors are:

Ibis Sanabria

14001 Southwest 10th Street
Miami, Florida 33184

ARTICLE VII. INCORPORATOR

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

Corporate Agents, Inc.
1201 Hays Street
Tallahassee, Florida 32301

The undersigned incorporator has executed these Articles of Incorporation on May 14, 1997.

Deborah D. Skipper
It's Agent, Deborah D. Skipper
Incorporator

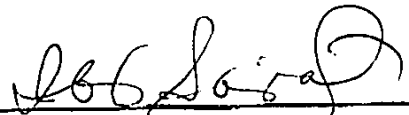
STEPHANIE STSCHERBAN

ACCEPTANCE OF REGISTERED AGENT
DESIGNATED IN THE ARTICLES OF INCORPORATION

Ibis Sanabria, an individual residing in this state, having a business office identical with the registered office of the corporation named below, and having been designated as the Registered Agent in the above and foregoing Articles of Incorporation of:

SOUTHEAST FLORIDA REALTY, INC.

Ibis Sanabria is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

By: 

Typed Name: Ibis Sanabria

TALLAHASSEE, FLORIDA

97/MAY/14 AM 9:30