

P97000074752



THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 509408 8894A

AUTHORIZATION : *Patricia Project*

COST LIMIT : \$ 70.00

ORDER DATE : August 26, 1997

ORDER TIME : 12:35 PM

ORDER NO. : 509408-005

CUSTOMER NO: 8894A

CUSTOMER: Louis Zaretsky, Esq
RITTER RITTER & ZARETSKY

800002277718--1

Suite 100
555 N.e. 15th Street
Miami, FL 33132

DOMESTIC FILING

NAME: RONEY REALTY, INC

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: W. Charles Earnest

EXAMINER'S INITIALS: _____

W97-18792

02535

FILED
97 AUG 26 AM 10:12
TALLAHASSEE, FLORIDA

97 AUG 26 AM 10:12

97 AUG 26 PM 1:16
TALLAHASSEE, FLORIDA

SN AUG 26 1997



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

August 26, 1997

CSC NETWORKS
1201 HAYS ST.
TALLAHASSEE, FL 32301-2607

SUBJECT: RONEY REALTY, INC.
Ref. Number: W97000019792

RESUBMIT

Please give original
submission date as file date.

We have received your document for RONEY 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 registered agent and street address must be consistent wherever it appears in your document.

Please return the original and one copy of 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 (850) 487-6052.

Sandy Ng
Document Specialist

Letter Number: 297A00043022

RECEIVED
DIVISION OF CORPORATIONS
SEP 1 1997
PM 3:23

ARTICLES OF INCORPORATION

OF

RONEY REALTY, INC

FILED
97 AUG 26 AM 10:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

RONEY REALTY, INC

The principal place of business of this corporation shall be at 5005 Collins Avenue, PH-6, Miami Beach, Florida 33140.

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, including but not limited to real estate sales, brokerage, financing, purchasing, and owning.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1000 shares of common stock having no par value per share.

ARTICLE IV. ADDRESS

The street address of the initial registered office of the corporation shall be 555 N.E. 15th Street, Suite 100, Miami, Florida 33132

and the name of the initial registered agent of the corporation at that address is Louis Zaretsky.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. OFFICERS AND DIRECTORS

This corporation shall have 1 officer(s) and 1 director(s), initially. The name and street address of the initial officer(s) and director(s) who shall hold office for the first year of the corporation, or until their successors are elected or appointed is:

DAVID STAPLES, P.S.D
5005 Collins Avenue, PH-6
Miami, FL 33140

ARTICLE VII. INCORPORATOR

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

LOUIS ZARETSKY
555 N.E. 15th Street, Suite 100
Miami, FL 33132

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 25th day of August 1997.

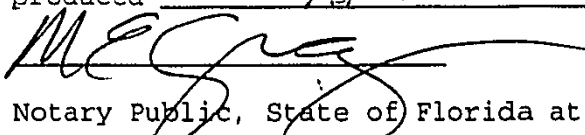
By: 

LOUIS ZARETSKY

STATE OF FLORIDA)

COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 25th day of August 1997, by LOUIS ZARETSKY who is personally known to me / or produced N/A, as identification.

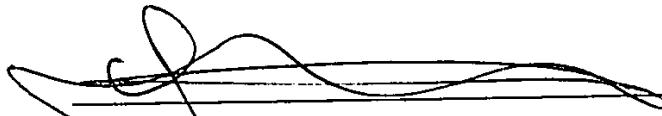

Notary Public, State of Florida at Large
My Commission Expires:

M.E. GRAY
Notary Public, State of Florida
My Comm. expires Feb 2, 1997
No. CC327584

CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS
WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED

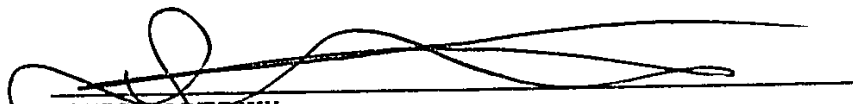
In pursuance of Chapter 48,091, Florida Statutes, the following is submitted, in compliance with said Act:

RONEY REALTY, INC, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at City of Miami, County of Dade, State of Florida, has named LOUIS ZARETSKY located at 555 N.E. 15th Street, Suite 100, Miami, Florida 33132 as its agent to accept service of process within this State.


Incorporator

ACKNOWLEDGEMENT BY DESIGNATED AGENT

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.


LOUIS ZARETSKY

ART.COM

FILED
91 AUG 26 AM 10:12
STATE
TALLAHASSEE, FLORIDA