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ACCOUNT NO. : 072100000032

REFERENCE : 658347 81293A

AUTHORIZATION : *Patricia P. Pitt*

COST LIMIT : \$ 70.00

ORDER DATE : January 6, 1998

ORDER TIME : 9:58 AM

ORDER NO. : 658347-005

CUSTOMER NO: 81293A

CUSTOMER: Robert C. Sorgini, Esq
SORGINI & SORGINI

500002390745--9

300 N. Federal Highway

Lake Worth, FL 33460

DOMESTIC FILING

NAME: INTERNATIONAL REALTY AND
DEVELOPMENT 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: Cindy Harris

EXAMINER'S INITIALS:

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 JAN -6 PM 1:02

RECEIVED
98 JAN -6 AM 10:41
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE FLORIDA

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 JAN -6 PM 1:02

**ARTICLES OF INCORPORATION
OF
INTERNATIONAL REALTY AND DEVELOPMENT INC.**

ARTICLE I - NAME

The name of this corporation is INTERNATIONAL REALTY AND DEVELOPMENT INC.

ARTICLE II - DURATION

The duration of the corporation shall be perpetual

ARTICLE III - PURPOSE

The corporation may transact any and all lawful business for which corporations may be incorporated under the Florida General Corporation Act.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue 7500 shares of common stock of \$1.00 par value.

ARTICLE V - PRINCIPAL OFFICE

The principal office address INTERNATIONAL REALTY AND DEVELOPMENT INC.
is 1311 S. Palm Way, Lake Worth Florida 33460
which is the same address as the registered office of the corporation.

ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation is 1311 S. Palm Way,
Lake Worth Florida 33460, and the name of the initial registered agent of this
corporation at the address is Loretta Sharpe

ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have One (1) directors initially. The number of directors may be either increased or diminished from time to time by the by-laws but shall never be less than one. The name and addresses of the initial directors of the corporation are :

Loretta Sharpe
1311 S. Palm Way, Lake Worth Florida 33460

ARTICLE VIII - INCORPORATOR

The name and the address of the person signing these Articles is

Loretta Sharpe

1311 S. Palm Way, Lake Worth Florida 33460

ARTICLE IX - INDEMNIFICATION

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

ARTICLE X - CONFLICTS OF INTEREST

No contract or other transaction between this corporation and any other corporation, and no act of this corporation shall in any way be affected or invalidated by the fact that any of the directors of this corporation are pecuniarily or otherwise interested in any contract or transaction of this corporation, provided that the fact that the firm is so interested shall be disclosed or shall have been known to the Board of Directors of a majority thereof, and any director of this corporation who is also a director of such other corporation, who is so interested, may be counted in determining the existence of a quorum at any meeting of the Board of Directors of this corporation which shall authorize any such contract or transaction, with like force and effect as if he were not such officer or director of such other corporation not so interested. If there shall only be one director of the corporation at the time any meeting of the Board of Directors of this corporation would otherwise be required to authorize any such contract or transaction, and if the vote or consent of such contract of transaction, and if the vote or consent of such interested director may not, by statute, be counted to authorize, approve or ratify the said act, contract or transacting, then and in that event, a majority of the shareholders of the corporation shall be authorized and empowered to authorize, approve or ratify any such act, contract or transition with the same full force and effect as if the same had been authorized.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 5 th day of January, 1998 .


Loretta Sharpe

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Personally appeared before me, the undersigned officer, duly authorized to administer oaths and take acknowledgments, Loretta Sharpe, to me well known as the person described in and who executed and subscribed to the foregoing, Articles of Incorporation, and he acknowledged, before me that he executed and subscribed to the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this
5.th day of January, 1998, .
My commission expires:


NOTARY PUBLIC, State of Florida



Lisa A. Kendrick
MY COMMISSION # CC617571 EXPIRES
May 6, 2001
BONDED THRU TROY FAIN INSURANCE, INC.

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

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE
FOLLOWING IS SUBMITTED:

FIRST -- THAT INTERNATIONAL REALTY AND DEVELOPMENT INC.
, DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF
FLORIDA, WITH IT'S PRINCIPAL PLACE OF BUSINESS IN THE CITY OF Lake
Worth, is 1311 S. Palm Way, Lake Worth Florida 33460, HAS NAMED Loretta Sharpe
AS REGISTERED AGENT, LOCATED AT is 1311 S. Palm Way, Lake Worth Florida
33460, STATE OF FLORIDA AS ITS AGENT TO ACCEPT SERVICE OF PROCESS
WITHIN FLORIDA.

Signature *Loretta Sharpe*
Loretta Sharpe
Title Subscriber
Date January 5, 1998

HAVING BEEN NAMED TO ACCEPT SERVICE 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 OFF ALL STATURES RELATIVE
TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

Signature *Loretta Sharpe*
Date January 5, 1998

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 JAN -6 PM 1:02