

3/26/98

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FLORIDA DIVISION OF CORPORATIONS  
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NAME: BEACH CITIES REATL ESTATE, INC.

AUDIT NUMBER.....H98000005835

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..0

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

mc 3/30/98



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

March 27, 1998

EMPIRE

SUBJECT: BEACH CITIES REAL ESTATE, INC.  
REF: W98000006904

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The registered agent and street address must be consistent wherever it appears in your document.

If you have any further questions concerning your document, please call (850) 487-6067.

Neysa Culligan  
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(10) H98000005835

ARTICLES OF INCORPORATION

OF

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BEACH CITIES REAL ESTATE, INC.

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

I.

The name of this corporation is BEACH CITIES REAL ESTATE, INC.

II.

The term for which this corporation shall exist shall be perpetual.

III.

The general nature of the business or businesses to be transacted by said corporation shall be as follows:

To own and operate a real estate brokerage business.

To purchase, acquire, hold, improve, sell, convey, assign, lease, mortgage, encumber, hire and deal in real and personal property of every name and nature.

To buy, lease, build, erect, equip, operate, maintain, repair and sell homes, apartment houses, residence buildings, office buildings and stores of all kinds and nature or any portion thereof.

To purchase, acquire, hold, sell, assign and transfer, mortgage, pledge and otherwise dispose of the shares of stock, bonds, debentures or other evidences of indebtedness of any corporation, domestic or foreign, and while the owner thereof, to exercise all the rights and privileges of ownership, including the right to vote thereof, and to issue in exchange therefor its own stock, bonds and other obligations.

To own, lease, rent operate and manage hotels, apartment houses, restaurants, taverns, bars, drug stores, barber shops, garages for motor vehicles, manufacturing plants, distribution and assembly plants, laundry and dry cleaning services,

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newsstands, dance halls, theaters and other places of public entertainment.

To own, lease, use, experiment in, buy, sell, and develop patents and patent rights of all kinds and for items, objects, products, mechanisms and goods of all kinds and nature and to deal in, manufacture, distribute and sell and buy, such patents and patent rights and such other items, objects, products, mechanisms and goods, and to enter into contracts for the purchase, sale, disposition and traffic in same, both as principal and as agent.

To buy, sell, trade, manufacture, assemble, and deal in and with goods, wares and merchandise of every kind and nature; to carry on such business as wholesalers, retailers, importers and exporters, to acquire all such merchandise, supplies, materials and other articles as shall be necessary of incidental to such business.

That of engaging in and carrying on the general contracting, construction, repair and maintenance business; the building and erection for itself or for others of any and all structures of any kind and character or any portion of any structure; the manufacturing of any and all products for use in building and construction of every kind and character; and to engage in and carry on any or either of the businesses, and have, exercise and enjoy the powers and privileges granted to corporations for profit by Chapter 607, Florida Statutes 1977, as amended.

To do all and everything necessary, suitable and proper for the accomplishment of any of the purposes, or the attainment of any of the objects or for the furtherance of any of the powers herein set forth, either alone or in association with other corporations, firms or individuals, and to do every other act or acts, thing or things, incidental or appurtenant to or growing out of or connected with the aforesaid business or powers, or any part thereof; provided, that the same be not inconsistent with the laws under which this corporation is organized.

#### IV.

The corporation is authorized to issue 1000 shares of \$.10 par value common stock, which shares shall be designated "Common Stock".

#### V.

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series, as that which s/he already holds, shall have the right to purchase

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his/her prorata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

VI.

The street address of the initial registered office of this corporation is 1113 E. Hallandale Beach Boulevard, Hallandale, Florida 33009 and the name of the initial registered agent of this corporation at that address is EDWARD BANNAN. The principal place of business is 1113 E. Hallandale Beach Boulevard, Hallandale, Florida 33009.

VII.

This corporation shall have as directors initially those persons who are designated in this Article below. The number of directors may be either increased or decreased from time to time by the By-Laws, but shall never be less than One (1) nor more than Five (5). The name(s) and address(es) of the initial director(s) of this corporation is (are):

| <u>NAME</u>   | <u>ADDRESS</u>   |
|---------------|--|
| Edward Bannon | 3675 N. Country Club Dr. #608<br>Aventura, Florida 33180 |

VIII.

The names and addresses of the officers who are to conduct the business of this corporation until those elected at the first election are as follows:

|                 |  |
|-----------------|--|
| President:      | Edward Bannan<br>3675 N. Country Club Dr. #608<br>Aventura, Florida 33180    |
| Vice President: |  |
| Secretary:      | Georgette Bannan<br>3675 N. Country Club Dr. #608<br>Aventura, Florida 33180 |
| Treasurer:      | Georgette Bannan<br>3675 N. Country Club Dr. #608<br>Aventura, Florida 33180 |

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IX.

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

Edward Bannan  
3675 N. Country Club Dr. #608  
Aventura, Florida 33180

X.

If, at any time, any of the stockholders desire to sell their stock, said stockholder or stockholders shall first offer it, in writing, to the Board of Directors, stating prices and terms, and give the Board of Directors Thirty (30) days in which to place it with the stockholders. At the expiration of Thirty (30) days, if no stockholder has purchased and settled for same, said stockholder or stockholders shall have the right to sell to whomever will purchase for the same sum and prices for which it was offered to the Board of Directors.


IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 24th day of day of March, 1998.

  
EDWARD BANNAN, Subscriber

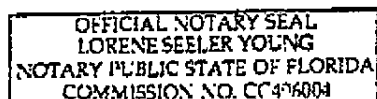
STATE OF FLORIDA )  
COUNTY OF BROWARD

BEFORE ME, a notary public authorized to take acknowledgments in the state and county set forth above, personally appeared EDWARD BANNAN, who is personally known to me or ☒ who produced a drivers license as identification, and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid, this 24th day of March, 1998.

  
Notary Public, State of Florida  
LORENE SEELER-YOUNG

My Commission Expires:



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

In compliance with Section 48.091, Florida Statutes, the following is submitted:

FIRST--that BEACH CITIES REAL ESTATE INC. desiring to organize or qualify under the laws of the State of Florida, with its principal place of Business at City of Hallandale, State of Florida, has named EDWARD BANNAN located at 1113 E. Hallandale Beach Boulevard, City of Hallandale, State of Florida, 33309 as its Agent to accept Service of Process within Florida.

SIGNATURE

Edward Bannan  
(CORPORATE OFFICER)

TITLE

EDWARD BANNAN, PRESIDENT

DATE

3-24-98

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 of all Statutes relative to the proper and complete performance of my duties.

SIGNATURE

Edward Bannan  
(RESIDENT AGENT)

DATE

3-24-98

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