

**CORPORATE  
ACCESS,  
INC.**

**P9800057872**

1116-D Thomasville Road . Mount Vernon Square . Tallahassee, Florida 32303

P.O. Box 37066 (32315-7066) ~ (850) 222-2666 or (800) 969-1666 . Fax (850) 222-1666

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**6/10/98**



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**Prof. A. L.**

1.) **Ocean One Realty, Inc.**  
(CORPORATE NAME & DOCUMENT #)

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**FILED**  
98 JUN -10 PM 12:31  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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98 JUN 10 AM 10:47  
DIVISION OF CORPORATION

**JUN 10 1998**  
P. Hall

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**SPECIAL INSTRUCTIONS**

ARTICLES OF INCORPORATION

OF

OCEAN ONE REALTY, INC.

FILED

98 JUN 10 PM 12:18

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 OCEAN ONE REALTY, INC.

The principal place of business of this corporation  
shall be at 19333 COLLINS AVENUE, NORTH MIAMI BEACH, FL 33160.

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 1,000 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, FL  
33132 and the name of the initial registered agent of the  
corporation at that address is LOUIS D. ZARETSKY.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

**ARTICLE VI. OFFICERS AND DIRECTORS**

This corporation shall have TWO directors and ONE officer initially. The name and street address of the initial officer and directors who shall hold office for the first year of the corporation, or until his successors are elected or appointed are:

Director - William Thompson, 19333 Collins Avenue, North Miami Beach, FL 33160

Director - Tom Daly, 19333 Collins Avenue, North Miami Beach, FL 33160

President / *Director* David Steples, 19333 Collins Avenue, North Miami Beach, FL 33160

**ARTICLE VII. INCORPORATOR**

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

LOUIS D. 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 17th day of June, 1998.

*[Signature]*  
LOUIS D. ZARETSKY

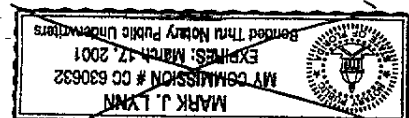
STATE OF FLORIDA

COUNTY OF DADE

The foregoing instrument was acknowledged before me this 17th day of JUNE, 1998, by LOUIS D. ZARETSKY who produced \_\_\_\_\_ as identification or is personally known to me. Said person did not take an oath.

*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Florida at Large

My Commission Expires: \_\_\_\_\_

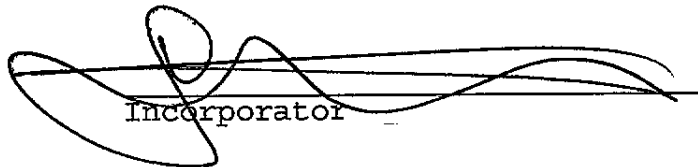


CERTIFICATE DESIGNATING PLACE OF BUSINESS  
OR DOMICILE FOR THE SERVICE OF PROCESS  
WITHIN THIS STATE, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED

FILED  
98 JUN 10 PM 12:18  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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

OCEAN ONE 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 Miami, County of Dade, State of Florida, has named LOUIS D. ZARETSKY, 555 NE 15 STREET #100, Miami, Florida 33132 as its agent to accept service of process within this State.

  
Incorporator

ACKNOWLEDGMENT 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 D. ZARETSKY