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Law Offices of Jon W. Burke, P.A.

Attorneys and Counselors at Law

SUITE 330, OCEAN BANK BUILDING
782 N.W. 42ND AVENUE
MIAMI, FLORIDA 33126

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 JUN 12 PM 1:30

JON W. BURKE
MANUEL F. VALDES

TELEPHONE: (305) 858-6000
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June 8, 1998

Corporate Records Bureau
Division of Corporations
Department of State
P. O. Box 6327
Tallahassee, Florida 32301

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-06/12/98--01043--006
****122.50 ****122.50

Re: B & V REALTY & MANAGEMENT CO.

Gentlemen:

In reference to the above captioned corporation, please find enclosed an original and one copy of Articles of Incorporation, together with our check in the sum of \$122.50 payable to Secretary of State, representing the filing fee, registered agent fee and fee for one certified copy.

Please return the certified copy to the undersigned.

Very truly yours,

Jon W. Burke (maa)
JON W. BURKE, ESQUIRE

JWB/maa

Enclosures

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CERTIFICATE OF INCORPORATION
OF

B & V REALTY & MANAGEMENT CO.

We, the undersigned, desiring to form a corporation under the provisions of the Laws of the State of Florida, hereby make, subscribe and acknowledge before a notary public, and file with the Secretary of State, of the State of Florida, a Certificate of Incorporation, as follows:

I.

The name of the proposed corporation shall be:

B & V REALTY & MANAGEMENT CO.

II.

The general nature of the business and the object and purposes to be transacted and carried on, are to do any and all things hereinafter mentioned, as fully and as to the same extent as natural persons might or could do, viz.:

A. Real Estate Brokerage Company, to perform the seven services of real estate as an agent for others.

B. To buy, acquire, hold, use, employ, mortgage, convey, lease and dispose of patent rights, letters patent, processes, devices, inventions, trademarks, formulas, good will and other rights, to take, acquire, buy, hold, own, maintain, work, develop, sell, convey, lease, mortgage, exchange, improve and otherwise

deal in and dispose of real estate and real property, or any interest or rights therein, without a limit as to the amount; to lend money on notes secured by mortgage and real property, and to make advances from time to time on notes secured by mortgage for future advance on real estate; but nothing herein set forth shall give or be construed to give said corporation any banking powers.

C. To purchase, acquire, hold and dispose of stocks, bonds and other obligations, including judgments, interest, accounts or debts of any person, partnership and/or corporation, domestic or foreign (except moneyed or transportation/or banking or insurance corporation) owning or controlling any articles which are or might be or become useful in the business of this company, and to purchase, acquire, hold and dispose of stocks, bonds or other obligations, including judgments, interests, accounts or debts of any corporation, domestic or foreign (except moneyed or transportation or banking or insurance corporation) engaged in a business similar to that of this company, or engaged in the manufacture, use or sale of property, or in the business of this company, or in which, or in connection with which, the manufactured articles, products or property of this company may be used, or of any corporation with which this corporation is or may be authorized to consolidate according to law, and this company may issue in exchange therefor the stock, bonds or other obligations of this company.

D. To purchase, take and lease or, in exchange, hire or otherwise acquire any real or personal property, rights, licenses, permits, good will or privileges suitable or convenient for any of the purposes of this business, and to purchase, acquire, erect and construct, make improvements of building, warehouses, machinery or retail stores, insofar as the same may be appurtenant to or useful for the conduct of the business as above specified; but only to the extent to which the company may be authorized by the statutes under which it is organized.

E. To acquire and carry on all or any part of the business or property of any company engaged in a business similar to that authorized to be conducted by this company, or with which this company is authorized under the laws of this state to consolidate, or whose stock the company, under the laws of this State and the provisions of this Certificate, is authorized to purchase and to undertake in conjunction therewith, any liabilities of any person, firm, association or company described as aforesaid, possessed of property suitable for any of the purposes of this company, or for carrying on any business which this company is authorized to conduct, and as the consideration for the same, to pay cash or to issue shares or obligations of this company.

F. Subject to the limitations herein prescribed and the statutes of this State, to purchase, subscribe for or otherwise acquire and to hold the shares, stocks, or obligations of any company organized under the Laws of this State or of any other State, or of any territory of the United States, or of any foreign country, except moneyed or transportation or banking or insurance

corporations, and to sell or exchange the same, or upon the distribution of assets or dividends or profits, to distribute any such shares, stocks or obligations or proceeds thereof among the stockholders of this company.

G. Subject to the limitations herein prescribed and the requirements of the statutes of this State, to borrow or raise money for the purpose of the company, and to secure the same and interest, or for any other purpose, to mortgage all or any part of the property, corporeal or incorporeal rights or franchises of this company now owned or hereafter acquired, and to create, issue, draw and accept and negotiate bonds and mortgages, bills or exchange, promissory notes, or other obligations or negotiable instruments.

H. Subject to the limitations herein prescribed and the requirements of the statutes of this State, to guarantee the payments of dividends or interests on any shares, stocks debentures or other securities issued by, or any other contract or obligation of, any corporation described as aforesaid, whenever proper or necessary for the business of the company, and provided the required authority be first obtained for that purpose and always subject to the limitations herein prescribed.

I. And further, to do and perform and cause to be done and performed, each, any and all of the acts and things above enumerated, any and all other acts and things insofar as the same may be incidental to or included in any or all of the general powers given, always provided the grant of the foregoing enumerated powers is upon the express condition precedent, that the various powers above

enumerated shall be exercised by said company only in case the same are authorized to be exercised by the acts above recited, under which said company is organized, and the same shall be exercised by said company only in the manner and to the extent that the same may be authorized to be exercised under the said acts above recited under which it was organized. The said corporation may perform any part of its business outside the State of Florida, in the other States or possessions of the United States and of foreign countries.

J. Without in any particular way limiting any of the objects and powers of the corporation, it is expressly declared and provided that the corporation shall have the power in carrying on its business, or for the purpose of accomplishment of any of the purposes, or attainment of any kind of the objects hereinabove mentioned, to make and perform contracts of any kind and description and do any and all other acts and things and to exercise any and all other powers, either as principal, agent or broker, conferred by the Laws of Florida upon corporations formed under the acts hereinabove referred to, and which a co-partnership or natural person could do and exercise, and which now or hereafter may be authorized by law.

III.

The maximum number of shares of Common Stock outstanding at any one time shall be 100 shares, without nominal or par value, all of one class.

IV.

The corporation will begin business with a sum of FIVE
HUNDRED (\$500.00) DOLLARS capital, all of which sums have been
paid in full by the subscribers hereto.

V.

The corporation shall have perpetual existence.

VI.

The principal place of business of this corporation shall be
782 N. W. 42nd Avenue, Suite 330, Miami, FL 33126
with the privilege of having branch offices at any other place; and
the Registered Agent for service shall be 782 N. W. 42nd Avenue,
Suite 330, Miami, Florida 33126

VII.

The number of directors of this corporation shall be not less
than one(1) nor more than three(3).

VIII.

The names and post office addresses of the officers, all of
whom shall constitute the first Board of Directors, are as follows:

PRESIDENT:	<u>JON W. BURKE</u> <u>782 N. W. 42nd Avenue, Suite 330, Miami, FL 33126</u>
VICE-PRESIDENT:	<u>JON W. BURKE</u> <u>782 N. W. 42nd Avenue, Suite 330, Miami, FL 33126</u>
SECRETARY:	<u>JON W. BURKE</u> <u>782 N. W. 42nd Avenue, Suite 330, Miami, FL 33126</u>
TREASURER:	<u>JON W. BURKE</u> <u>782 N. W. 42nd Avenue, Suite 330, Miami, FL 33126</u>

IX.

All of said directors are of full age and at least one of them is a citizen of the United States.

X.

The names and post office addresses of each subscriber of this Certificate of Incorporation, and the number of shares of stock which each agrees to take, and the sums subscribed to and paid, are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>SHARES AMOUNT</u>
JON W. BURKE	782 N. W. 42nd Avenue Suite 330 Miami, FL 33126	100

No contract or other transaction between this corporation and any other corporation shall be affected or invalidated by the fact that any one or more of the directors of this corporation is, or are, interested in, or is a director or officer, or are directors or officers, of such corporation.

this 8 day of June, 1998.

~~JON W. BURKE~~

(SEAL)

SS

~~JOHN W. BURKE~~

(SEAL)

THIS 8 DAY OF JUNE
19 98

NOTARY PUBLIC, State of Florida
Myriam Allen Alvarez

NOTARY PUBLIC
OFFICIAL NOTARY SEAL
MYRIAM ALLEN ALVAREZ
COMMISSION NUMBER
CC556983
MY COMMISSION EXPIRES
MAY 30, 2000

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:

First--That B & V REALTY & MANAGEMENT CO.

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 JON W. BURKE located at

782 N. W. 42nd Avenue, Suite 330

(Street address and number of building,
Post Office Box address not acceptable)

City of Miami, County of Dade,

State of Florida, as its agent to accept service of process
within the state.

ACKNOWLEDGEMENT: (MUST BE SIGNED 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.

By

Jon W. Burke
JON W. BURKE

(Resident Agent)

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