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REFERENCE : 902557 10808A

AUTHORIZATION : *Patricia Pizutto*

COST LIMIT : \$ 122.50

ORDER DATE : July 23, 1998  
ORDER TIME : 1:54 PM  
ORDER NO. : 902557-005  
CUSTOMER NO: 10808A

CUSTOMER: Laura L. Russo, Esq  
RUSSO & BAKER, P.A.

Suite 301  
4675 Ponce De Leon Boulevard  
Coral Gables, FL 33146

100002596991-5

DOMESTIC FILING

NAME: TAY DEVELOPMENT, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Abby Capaz

EXAMINER'S INITIALS:

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 JUL 23 PM 3: 15

RECEIVED  
98 JUL 23 PM 2:42  
*[Signature]*

ARTICLES OF INCORPORATION

OF

TAY DEVELOPMENT, INC.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 JUL 23 PM 3:15

The undersigned, acting as incorporator of a corporation under the laws of Florida, adopts the following Articles of Incorporation for such corporation.

ARTICLE I

The name of this corporation is **TAY DEVELOPMENT, INC.**

ARTICLE II

This corporation is organized for the following purposes:

- A. The principal purpose shall be to buy, manage, develop and sell real estate and all activities incidental thereto.
- B. To do any and all lawful business.

ARTICLE III

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000 shares of no par value.

ARTICLE IV

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro-rata share thereof (as nearly as may be done without issuance of fractional shares) at a price at which it is offered to others.

ARTICLE V

The amount of capital with which the corporation will begin business will be no less than \$500.

ARTICLE VI

The corporation is to have perpetual existence.

ARTICLE VII

The principal office of the corporation will be 8200 S.W. 83 Street, Miami, FL 33143.

ARTICLE VIII

The initial street address of the initial registered office of the corporation will be 4675 Ponce de Leon Boulevard, Suite 301, Coral Gables, FL 33146, and the name of the initial registered agent of this corporation at that address is LAURA L. RUSSO.

ARTICLE IX

The number of directors of the corporation will not be less than one.

ARTICLE X

The name and street address of the member of the first Board of Directors is:

CYNTHIA L. MCNEILL           8200 S.W. 83 Street  
Miami, FL 33143

ARTICLE XI

The name and street address of the person signing these Articles of Incorporation is as follows:

CYNTHIA L. MCNEILL           8200 S.W. 83 Street  
Miami, FL 33143

ARTICLE XII

The initial bylaws shall be adopted by the Board of Directors. The power to alter, amend or repeal the bylaws or to adopt new bylaws shall be vested in the Board of Directors. The bylaws may contain any provisions for the regulation and management of the affairs of the corporation not inconsistent with Florida General Corporation Act or these Articles of Incorporation.

Any contract or other transaction between the corporation and any one or more of its directors, or between the corporation and any firm of which one or more of its directors are members or employees, or in which they are interested, or between the corporation and any corporation or association of which one or more of its directors are shareholders, members, directors, officers or employees, or in which they are interested, shall be valid for all purposes, notwithstanding the presence of the director or directors at the meeting of the Board of Directors of the corporation that

acts upon, or in reference to, the contract or transaction, and notwithstanding his or her participation in the action, if the fact of such interest shall be disclosed or known to the Board of Directors and the Board of Directors shall nevertheless, authorize and ratify the contract or transaction, the interested director or directors to be counted in determining whether a quorum is present and to be entitled to vote on such authorization or ratification.

I, the undersigned, being the original subscriber to these Articles of Incorporation, do hereby make, subscribe, acknowledge and file these Articles and certify that the facts stated herein are true and have hereunto set my hand and seal, this 22 day of July, 1998.

  
CYNTHIA L. MCNEILL (SEAL)

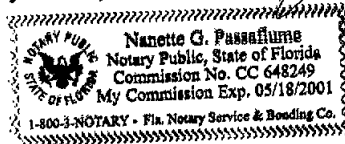
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE ME, on this day, personally appeared **CYNTHIA L. MCNEILL**, the party to the foregoing Articles of Incorporation, who is **PERSONALLY KNOWN TO ME** and known to me to be the party to the foregoing Articles of Incorporation, and acknowledged the said Articles to be her free act and deed, and that the facts stated therein are truly set forth.

22 WITNESS my hand and official seal at Coral Gables, said County and State last aforesaid, this 22 day of July, 1998.

  
Notary Public, State of Florida



\_\_\_\_\_  
Stamped Name of Notary Public

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for **TAY DEVELOPMENT, INC.**, at 4675 Ponce de Leon Boulevard, Suite 301, Coral Gables, FL 33146, 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 all my duties.

  
LAURA RUSSO, Registered Agent

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 JUL 23 PM 3:15