

10/01/98

FLORIDA DIVISION OF CORPORATIONS
PUBLIC ACCESS SYSTEM
ELECTRONIC FILING COVER SHEET

10:08 AM

P98000084618

((H98000018240 5))

TO: DIVISION OF CORPORATIONS

FAX #: (850)922-4001

FROM: EMPIRE CORPORATE KIT COMPANY

ACCT#: 072450003255

CONTACT: RAY STORMONT

PHONE: (305)541-3694

FAX #: (305)541-3770

NAME: SOUTH BEACH REALTY, INC.

AUDIT NUMBER.....H98000018240

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

CERT. OF STATUS..0

PAGES.....5

CERT. COPIES.....1

DEL.METHOD.. FAX

EST.CHARGE.. \$78.75

NOTE: PLEASE PRINT THIS PAGE AND USE IT AS A COVER SHEET. TYPE THE FAX
AUDIT NUMBER ON THE TOP AND BOTTOM OF ALL PAGES OF THE DOCUMENT

** ENTER 'M' FOR MENU. **

ENTER SELECTION AND <CR>:

Help F1 Option Menu F2

Connect: 00:04:33

FILED
98 OCT - 1 PM 3:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

TA-10/1/98

448000018240

ARTICLES OF INCORPORATION
OF
SOUTH BEACH REALTY, INC.

The undersigned hereby agree(s) to organize a corporation under the laws of the State of Florida, with the following Articles of Incorporation.

ARTICLE I
NAME

The corporate name shall be:

SOUTH BEACH REALTY, INC.

ARTICLE II
EXISTENCE

The corporation shall have perpetual existence.

ARTICLE III
PURPOSE

The corporate purpose is to conduct all lawful business and it shall possess all powers now and hereafter conferred by the laws of the State of Florida and the United States upon corporations.

ARTICLE IV
AUTHORIZED CAPITAL STOCK

The amount of capital stock authorized is five thousand (5,000) shares with no par value.

THIS DOCUMENT WAS PREPARED BY:
DOUGLAS D. STRATTON, ESQ.
Florida Bar No. 240966
407 Lincoln Road, Suite 2A
Miami Beach, Florida 33139
(305) 672-7772

ARTICLE V
PRINCIPAL OFFICE

048000018240

FILED
98 OCT -1 PM 3:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

448000018240

The post office address of the principal office of the corporation is: 719 - 5th Street, Miami Beach, Florida 33139, or at any other location that the Board of Directors chooses to designate.

ARTICLE VI
INITIAL REGISTERED AGENT

The initial Registered Agent of the corporation is:

DOUGLAS D. STRATTON, ESQ., and the street address of the registered office is:
407 Lincoln Road, Suite 2A, Miami Beach, Florida, 33139.

ARTICLE VII
INITIAL BOARD OF DIRECTORS

The business of the corporation shall be managed by a Board of Directors consisting of not fewer than one (1) person, the exact number to be determined from time to time in accordance with the by-laws. The name(s) and address(es) of the first Board of Directors who shall serve until the first annual meeting of the shareholders or until their successors are elected and qualified shall be:

<u>NAMES</u>	<u>ADDRESSES</u>
SHELLY ABRAMOWITZ	244 West Rivo Alto Drive Miami Beach, Florida 33139
MICHAEL KADOSH	244 West Rivo Alto Drive Miami Beach, Florida 33139
GEORGE PANARITES	244 West Rivo Alto Drive Miami Beach, Florida 33139

ARTICLE VIII
POWERS OF DIRECTOR(S)

The Director(s) shall exercise all powers conferred by law.

1178000018240

**ARTICLE IX
INDEMNIFICATION**

The corporation shall indemnify any and all of its directors or officers against losses and expenses actually and necessarily incurred by them in connection with the defense of any suit which they are parties to by reason of their acts while in their corporate capacity.

**ARTICLE X
AMENDMENTS**

The corporation reserves the right to amend, alter, change or repeal any or all provisions of the Articles of Incorporation in the manner now or hereafter prescribed by Florida Statutes.

**ARTICLE XI
INCORPORATOR**

The name(s) and address(es) of the Incorporator(s) of the corporation is/are as follows:

NAMES

DOUGLAS D. STRATTON

ADDRESSES

407 Lincoln Road, Suite 2A
Miami Beach, Florida 33139

IN WITNESS WHEREOF, the undersigned, being the original Incorporator of the corporation, has executed these Articles of Incorporation this 1 day of October, 1998.


DOUGLAS D. STRATTON
Incorporator

1198000018240

STATE OF FLORIDA)
)ss:
 COUNTY OF DADE)

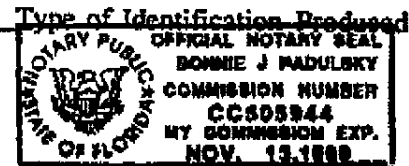
BEFORE ME, the undersigned authority, personally appeared DOUGLAS D. STRATTON, to me well known and known to me to be the person described in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforementioned this 1 day of October, 1998.

Bonnie J. Padulsky
 NOTARY PUBLIC
 State of Florida

Bonnie J. Padulsky
 Print, type of stamp Commissioned
 Name of Notary Public

Personally known ☒ or produced Identification _____



My Commission Expires:

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at the place designated in these Articles of Incorporation, I hereby accept to act in this capacity, and agree to comply with the provisions in Chapter 48.091, Florida Statutes, relative to keeping open said office.

Douglas D. Stratton
 DOUGLAS D. STRATTON
 REGISTERED AGENT
 Florida Bar No. 240966

FILED
 98 OCT -1 PM 3: 05
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

1198000018240