

P99000010478

Florida Department of State
Division of Corporations
Public Access System
Katherine Harris, Secretary of State

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H99000002677 5)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 922-4001

From:

Account Name : STEINBERG & YAFFE, P.A.
Account Number : I19980000080
Phone : (305) 538-2344
Fax Number : (305) 538-0419

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

99 FEB -3 AM 9:08

FILED

FLORIDA PROFIT CORPORATION OR P.A.

ritz 5151 resort, inc.

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$78.75

H99000002677 5

**ARTICLES OF INCORPORATION
OF**

RITZ 5151 RESORT, INC.

FILED
99 FEB -3 AM 9:08
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:

RITZ 5151 RESORT, INC.

**ARTICLE II.
Nature of Business**

This corporation may engage or transact in any or all lawful activities or businesses permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

**ARTICLE III.
Capital Stock**

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 100 shares of common stock having \$5.00 par value. The corporation will begin business with \$500.00 in capital. The proceeds of stock subscribed for will be at least as much as the amount necessary to begin business.

**ARTICLE IV.
Principal Place of Business**

The street address of the initial principal place of business of the corporation shall be 767 Arthur Godfrey Road, Miami Beach, Florida 33140, or such other location as the Board

PAUL B. STEINBERG
Florida Bar # 077647

STEINBERG & YAFFE, P.A., 767 Arthur Godfrey Road, Miami Beach, Florida 33140
(305) 538-2344/Dadc Fax (305) 538-0419

H99000002677 5

H99000002677 5

RITZ 5151 RESORT, INC.
Articles of Incorporation
Page 2 of 4

of Directors may designate.

**ARTICLE V.
Term of Existence**

This corporation shall exist perpetually.

**ARTICLE VI.
Initial Board of Directors**

This corporation shall have one (1) director initially. The number of directors may be either increased or diminished from time to time as provided in the bylaws but shall never be less than one.

**ARTICLE VII.
Subscriber**

The name and street address of the subscriber of this corporation is:

PAUL B. STEINBERG
767 Arthur Godfrey Road
Miami Beach, Florida 33140

**ARTICLE VIII.
Officers**

The name and street address of the officers of this corporation is:

NAME/ADDRESS	POSITION
--------------	----------

PAUL B. STEINBERG
767 Arthur Godfrey Road
Miami Beach, Florida 33140

Director

H99000002677 5

RITZ 5151 RESORT, INC.
Articles of Incorporation
Page 3 of 4

ARTICLE VIII.
Registered Office & Registered Agent

The street address of the initial registered office of this corporation is 767 Arthur Godfrey Road, Miami Beach, Florida 33140, and the name of the initial registered agent of this corporation at that address is ROBERT H. YAFFE.

IN WITNESS WHEREOF, the undersigned has made and subscribed to these Articles of Incorporation at Miami Beach, Dade County, Florida, for the uses and purposes aforesaid, this 29 day of January, 1999.

PAUL B. STEINBERG
Subscriber

STATE OF FLORIDA)
)ss:
COUNTY OF DADE)

BFFORF ME, the undersigned authority, personally appeared **PAUL B. STEINBERG**, known to me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed said instrument for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid this 27th day of January, 1999.



Soraya M. Vail
Commission # CC 753187
Expires June 21, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

Sonaya M. Valdez

 NOTARY PUBLIC
 State of Florida at Large



Soraya M. Valdez
Commission # CC 753187
Expires June 31, 2002
BONDED THRU
ATLANTIC BONDING CO. INC.

STEINBERG & YAFFE, P.A., 767 Arthur Godfrey Road, Miami Beach, Florida 33140
(305) 538-2344/Dade Fax (305) 538-0419

H99000002677 5

H99000002677 5

RITZ 5151 RESORT, INC.
Articles of Incorporation
Page 4 of 4

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the foregoing appointment as registered agent for RITZ 5151 RESORT, INC. and agrees to comply with the provisions of these Articles and the applicable Florida Statutes.

Dated this 29 day of January, 1999.



ROBERT H. YAFFE
Registered Agent

FILED
99 FEB -3 AM 9:08
SECRETARY OF STATE
TALLAHASSEE, FLORIDA