

MARK EVANS KASS, P.A.

ATTORNEYS AT LAW

1497 NORTHWEST 7TH STREET

MIAMI, FLORIDA 33125

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MARK EVANS KASS

OF COUNSEL

WARREN S. WEPMAN

February 1, 1999

Secretary of State  
Division of Corporations  
PO Box 6327  
Tallahassee, FL 32314

ATTN: Charter Section

Re: Urban Renaissance Corporation

Dear Sir/Madam:

Enclosed please find the original and one copy of the Articles of Incorporation of the above referenced corporation, together with this office's check for \$122.50 for filing fees.

Please file the Articles with the State of Florida and return a conformed copy to this office in the enclosed envelope.

Thank you for your cooperation in this matter.

Sincerely

MARK EVANS KASS

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-02/08/99--01065--010  
\*\*\*\*\*245.00 \*\*\*\*\*78.75

FILED  
99 FEB 19 PM 4: 04  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

FEB 23 1999

FEB 9 1999



FLORIDA DEPARTMENT OF STATE

Katherine Harris  
Secretary of State

February 10, 1999

MARK EVANS KASS, ESQUIRE  
1497 NW 7TH STREET  
MIAMI, FL 33125

SUBJECT: THE URBAN RENAISSANCE CORPORATION  
Ref. Number: W99000003342

We have received your document for THE URBAN RENAISSANCE CORPORATION and your check(s) totaling \$245.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of a name is not acceptable. Please select a new name and make the correction in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6933.

Dana Calloway  
Document Specialist

Letter Number: 499A00005945

MARK EVANS KASS, P.A.

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WARREN S. WEPMAN

Secretary of State  
Division of Corporations  
PO Box 6327  
Tallahassee, FL 32314

ATTN: Charter Section

Re: Urban One Development Corporation

Dear Sir/Madam:

Enclosed please find the original and one copy of the Articles of Incorporation of the above referenced corporation.

Previously we submitted the Articles of Corporation of Renaissance Mortgage Corporation (which were accepted) and The Urban Renaissance Corporation (which were not accepted) with one check for \$245.00 for both filing fees.

The enclosed Articles take the place of the unaccepted Articles. Therefore, please use this prior check for the filing fee.

Thank you for your cooperation in this matter.

Sincerely

MARK EVANS KASS

**ARTICLES OF INCORPORATION**  
**OF**  
**URBAN ONE DEVELOPMENT CORPORATION**

**FILED**  
99 FEB 19 PM 4:04  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**ARTICLE I- NAME**

The name of this Corporation is: URBAN ONE DEVELOPMENT CORPORATION

**ARTICLE II-DURATION**

This Corporation shall have perpetual existence.

**ARTICLE III-PURPOSE**

This Corporation may engage in any activity or business permitted under the laws of the United States of America and the State of Florida.

**ARTICLE IV-CAPITAL STOCK**

This Corporation is authorized to issue 1,000 shares of one dollar par value common stock.

**ARTICLE V- PREEMPTIVE RIGHTS**

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 prorata share thereof, (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

**ARTICLE VI-INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office is: 1497 N.W. 7th Street, Miami, FL 33125 and the name of the initial registered agent and resident agent of this corporation is:

MARK EVANS KASS, ESQUIRE  
1497 NW 7th Street  
Miami, FL 33125

**ARTICLE VII- PRINCIPAL OFFICE AND MAILING ADDRESS**

The principal office and mailing address of this Corporation is: 765 Lenox Avenue #1 Miami Beach, Florida 33139

**ARTICLE VIII-INITIAL BOARD OF DIRECTORS**

This Corporation shall have two directors initially. The number of directors may be either increased or diminished from time to time by the By-Laws. The names and addresses of the initial directors of this Corporation are:

Mark Ponzio	765 Lenox Avenue #1 Miami Beach, Florida 33139
Jorge Gueimunde	765 Lenox Avenue #1 Miami Beach, Florida 33139

**ARTICLES IX- INCORPORATOR**

The names and addresses of the persons signing the Articles as Incorporators and Subscribers are:

Mark Ponzio	765 Lenox Avenue #1 Miami Beach, Florida 33139
Jorge Gueimunde	765 Lenox Avenue #1 Miami Beach, Florida 33139

IN WITNESS WHEREOF, the undersigned subscriber has executed  
these Articles of Incorporation on this 2 day of February, 1999.

  
Mark Ponzio

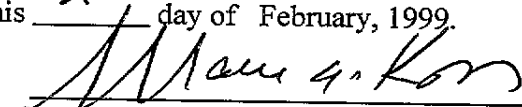
  
Jorge Queimunde

STATE OF FLORIDA )

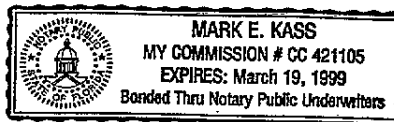
COUNTY OF DADE )

BEFORE ME, a Notary Public authorized to take acknowledgments in the  
state and county set forth above, personally appeared Mark Ponzio and Jorge Queimunde, who  
produced \_\_\_\_\_ as identification or who are personally known to  
me and known to me to be the persons who executed the foregoing Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in  
the state and county aforesaid on this 2 day of February, 1999.

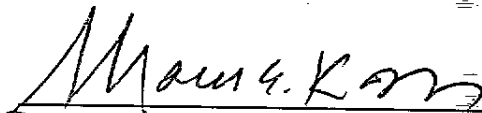
  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:



**SIMULTANEOUS ACCEPTANCE OF APPOINTMENT AS REGISTERED  
AGENT OF URBAN ONE DEVELOPMENT CORPORATION**

The undersigned, Mark Evans Kass, pursuant to Florida Statutes Section 607.034 (3) hereby accepts the appointment as registered agent of URBAN ONE DEVELOPMENT CORPORATION and states that he is familiar with and accepts the obligations provided for in Florida Statutes Section 607.325.

  
MARK EVANS KASS, REGISTERED AGENT

STATE OF FLORIDA )

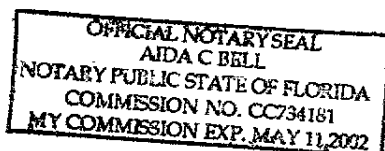
COUNTY OF DADE )

BEFORE ME, a Notary Public authorized to take acknowledgments in the state and County set forth above, personally appeared Mark Evans Kass, who produced \_\_\_\_\_ as identification or who is personally known to me and known to me to be the person who executed the foregoing Simultaneous Acceptance of Appointment as Registered Agent of URBAN ONE DEVELOPMENT CORPORATION.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal in the State and County aforesaid on this 2 day of February, 1999.

  
NOTARY PUBLIC, State of Florida at Large

My commission Expires:



**FILED**  
99 FEB 19 PM 4:04  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA