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DEPARTMENT OF STATE
ACCOUNT FILING COVER SHEET

FILED
99 JUN -3 PM 12:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Account Number FCA000000017

Reference:
(Sub Account)

Date: June 3, 1993

Requestor Name: Carlton Fields

Address: Post Office Box 190
Tallahassee, Florida 32302

Telephone: (850) 224-1585

Contact Name: Joan Perrenot (x243)

Corporation Name: South Beach Real Estate Services, Inc

300002894053--1

Entity Number (if applicable):

Authorization: J Perrenot

- ☒ Certified Copy (1-9)
- ☒ New Filings
ARTICLES
- ☐ Fictitious Name

- ☐ UCC'S
- ☐ Plain Stamped Copy
- ☐ Amendments

- ☐ Certificate of Status
- ☐ Annual Report
- ☐ Registration

- () Call When Ready
- (X) Walk In
- () Mail Out

- (X) Call if Problem
- () Will Wait

- () After 4:30
- () Pick Up

RECEIVED
99 JUN -3 AM 11:01
TALLAHASSEE, FLORIDA

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Client: 41738 Matter: 92242

TAL#501656.01

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TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
SOUTH BEACH REAL ESTATE SERVICES, INC.**

The undersigned Incorporator, for the purpose of organizing and establishing a corporation pursuant to the laws of the State of Florida, does hereby adopt the following Articles of Incorporation and does hereby agree and certify as follows:

ARTICLE I

NAME

The name of the Corporation is SOUTH BEACH REAL ESTATE SERVICES, INC., and its principal office and mailing address is 1201 West Avenue, #4, Miami Beach, FL. 33239-8119.

ARTICLE II

TERM OF CORPORATE EXISTENCE

The Corporation shall exist perpetually unless dissolved according to law.

ARTICLE III

PURPOSE AND PERMITTED ACTIVITY

The general purpose of this Corporation shall be the transaction of any and all lawful business or activities and this Corporation shall have all of the powers now and hereafter granted to corporations under Florida law and all other applicable law.

ARTICLE IV

AUTHORIZED SHARES

The aggregate number of shares which the Corporation shall have authority to issue shall be One Thousand (1,000) shares of voting common stock with \$1.00 par value share.

ARTICLE V
PREEMPTIVE RIGHTS

Each shareholder of the Corporation shall have the preemptive right to purchase, subscribe for or otherwise acquire, pro-rata, any shares of the Corporation of any class now or hereafter authorized, or any securities, exchangeable for or convertible into such shares, or any warrants or any instruments evidencing rights or options to subscribe for, purchase, or otherwise acquire such shares.

ARTICLE VI
REGISTERED OFFICE AND AGENT

The initial registered office of the Corporation is 4000 International Place, 100 S.E. Second Street, Miami, Florida 33131-9101. The initial Registered Agent at that address is Raquel M. Matas, 4000 International Place, 100 S.E. Second Street, Miami, Florida 33131-9101.

ARTICLE VII
INCORPORATOR

The name and address of the incorporator is: Raquel M. Matas, 4000 International Place, 100 S.E. Second Street, Miami, Florida 33131-9101.

INDEMNIFICATION

To the extent permitted by applicable law, every person now or hereafter serving as director, officer or employee of the Corporation shall be indemnified and held harmless by the Corporation from and against any and all loss, cost, liability and expense that may be imposed upon or incurred by him in connection with or resulting from any claim, action, suit or proceeding, in which he may become involved, as a party or otherwise, by reason of his being or having been a director, officer or employee of the Corporation, whether or not he continues to be

such at the time such loss, cost, liability or expense shall have been imposed or incurred, except with regard to matters as to which any such director, officer or employee shall be adjudged in any claim, action, suit or proceeding to be liable for his own gross negligence or willful misconduct in the performance of duty.

Expenses (including attorneys' fees) incurred in defending any claim action, suit or proceeding may be paid by the Corporation in advance of the final disposition of such a proceeding.

ARTICLE IX

COMMENCEMENT DATE

Corporate existence will commence upon the filing of these Articles of Incorporation.

IN WITNESS WHEREOF, the undersigned has signed these Articles of Incorporation this 24th day of May, 1999.



RAQUEL M. MATAS

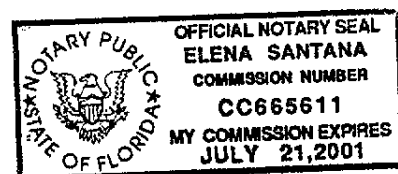
STATE OF FLORIDA)
)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 24th day of May, 1999 by RAQUEL M. MATAS, who is personally known to me or who has produced _____ as identification.



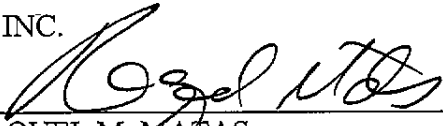
NOTARY PUBLIC
Print Name ELENA SANTANA

My Commission Expires:



ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment to serve as Registered Agent for
SOUTH BEACH REAL ESTATE SERVICES, INC.



RAQUEL M. MATAS

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TALLAHASSEE, FLORIDA