

99000052281

JORGE & JENNIFER ELIAS
3200 DOCKSIDE DRIVE
COOPER CITY, FL 33026

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

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NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

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FILED
1999 JUN - 7 PM 4: 05
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

1999 JUN -7 PM 4: 05

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
A FLORIDA CORPORATION**

ARTICLE I CORPORATE NAME

The name of this corporation shall be

SJJ Realty Corp.

a Florida Corporation.

ARTICLE II NATURE OF CORPORATE BUSINESS

To engage in the rendering of real estate services to further carry on any and all business authorized by the laws governing the State of Florida.

ARTICLE III CAPITAL STOCK

This corporation is authorized to issue 1000 shares at \$.10 per share par value.

ARTICLE IV INITIAL REGISTERED AGENT

The corporation's initial registered agent in the State of Florida shall be:

Jorge Elias
3200 Dockside Drive
Cooper City, FL 33026

I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation.



ARTICLE V CORPORATION'S PRINCIPAL OFFICE AND MAILING ADDRESS

3200 Dockside Drive
Cooper City, FL 33026

ARTICLE VI

CORPORATION'S REGISTERED OFFICE ADDRESS

3200 Dockside Drive
Cooper City, FL 33026

ARTICLE VII

BOARD OF DIRECTORS

The number of Directors for this corporation shall be no less than one and no more than six.

ARTICLE VIII

INITIAL DIRECTORS

The names and post office addresses of each member of the first Board of Directors are:

Jorge Elias
3200 Dockside Drive
Cooper City, FL 33026

Jennifer Elias
3200 Dockside Drive
Cooper City, FL 33026

ARTICLE IX

INCORPORATORS

The names and post office addresses of each incorporator executing these Articles of Incorporation are:

Jorge Elias
3200 Dockside Drive
Cooper City, FL 33026

Jennifer Elias
3200 Dockside Drive
Cooper City, FL 33026

ARTICLE X VOTING RIGHTS

Except as otherwise provided by law, the entire voting power for the election of Directors and for all other purposes shall be vested exclusively in the holders of outstanding common shares.

ARTICLE XI

BY-LAWS

The power to adopt, alter, amend, or repeal by-laws shall be vested in the Board of Directors and Shareholders.

ARTICLE XII APPROVAL OF SHAREHOLDERS

The approval of Shareholders of this Corporation to any plan of merger shall be required in every case, whether or not such approval is required by law.

ARTICLE XIII POWERS

This Corporation shall have all of the corporate powers enumerated in the Florida General Corporation Act.

ARTICLE XIV INDEMNIFICATION

The Corporation shall indemnify any Officer or Director, or any former Officer or Director, to the full extent permitted by law.

ARTICLE XV AMENDMENT

The Corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment thereto and any right conferred upon the shareholders is subject to this reservation.

That I, the undersigned incorporator for the purpose of forming a corporation to do business within the State of Florida, do hereby make and file these Articles of Incorporation, declaring and certifying that the facts stated herein are true and correct.

A circular notary seal for the State of Florida, featuring a palm tree and the words "NOTARY PUBLIC STATE OF FLORIDA".

John

A large, stylized handwritten signature of Jennifer Elias.

Jennifer Elias

STATE OF FLORIDA

SS.

COUNTY OF Broward

BEFORE ME, the undersigned authority, personally appeared:

Jorge Elias and Jennifer Elias

Who, upon being duly sworn upon oath, acknowledged to and before me that they executed the foregoing Articles of Incorporation for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, in the state and county aforesaid, this 02 day of June, 19 99.

Claudia G Capellan

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

My commission expires:

