



THE UNITED STATES  
CORPORATION  
COMPANY

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ACCOUNT NO. : 072100000032

REFERENCE : 359004 8690A

AUTHORIZATION :

COST LIMIT : \$ 78.75

Patricia Pizito

ORDER DATE : August 30, 1999

ORDER TIME : 11:50 AM

EFFECTIVE DATE

ORDER NO. : 359004-005

8-31-99

CUSTOMER NO: 8690A

100002975661--5

CUSTOMER: Ms. Grace C. Rodriguez  
BEDZOW KORN BROWN WOLFE &  
BEDZOW KORN BROWN WOLFE &  
Suite 200  
20803 Biscayne Boulevard  
Aventura, FL 33180

DOMESTIC FILING

NAME: KEYSTONE REALTY MANAGEMENT,  
INC.

EFFECTIVE DATE: August 31, 1999

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Janna Wilson

EXAMINER'S INITIALS:

PH 9/1/99

DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION  
OF

99 SEP -1 PM 2:32

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

KEYSTONE REALTY MANAGEMENT, INC.

EFFECTIVE DATE

8-31-99

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

KEYSTONE REALTY MANAGEMENT, INC.

The effective date shall be: August 31, 1999.

The address of the principal office of this corporation shall be 470 19th Street, Suite 13, Miami Beach, Florida 33139, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business 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 \$1.00 par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 20803 Biscayne Boulevard, Suite 200, Aventura, Florida 33180, and the name of the initial registered agent of the corporation at that address is Gary A. Korn, ESQ.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have one Director, initially. The names and addresses of the initial members of the Board of Directors are:

Joan Bennett  
Dir.

470 19th Street, Ste. 3,  
Miami Beach, FL 33139

ARTICLE VII. INCORPORATOR

The name and street address of the incorporator to  
these Articles of Incorporation:

Corporation Service Company  
1013 Centre Road  
Wilmington, Delaware 19805

The undersigned incorporator has executed these  
Articles of Incorporation on August 31, 1999.

  
Its Incorporator, Laura R. Dunlap

AKC/JANNA WILSON

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TALLAHASSEE, FLORIDA

**ACCEPTANCE OF REGISTERED AGENT**

**DESIGNATED IN THE ARTICLES OF INCORPORATION**

GARY A. KORN, ESQ., an individual residing in this state, having a business office identical with the registered office of the corporation named below, and having been designated as the Registered Agent in the above and foregoing Articles of Incorporation of:

Keystone Realty Management, Inc. is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

By: 

Printed Name: GARY A. KORN, ESQ.