

999000082408



THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 377774 6594A

AUTHORIZATION :

Patricia Pigato

COST LIMIT : \$ 70.00

ORDER DATE : September 16, 1999

ORDER TIME : 4:04 PM

ORDER NO. : 377774-005

CUSTOMER NO: 6594A

700002989807--2

CUSTOMER: Donald J. Kahn, Esq
GREEN KAHN & PIOTRKOWSKI, PA
GREEN KAHN & PIOTRKOWSKI, PA
317 71st Street

Miami Beach, FL 33141

DOMESTIC FILING

NAME: T.S.B. REAL ESTATE
ENTERPRISES, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: James Guy

EXAMINER'S INITIALS:

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 SEP 17 PM 3:00

RECEIVED
99 SEP 17 AM 11:21
TALLAHASSEE, FL
9/17/99

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

99 SEP 17 PM 3:00

ARTICLES OF INCORPORATION
OF
T.S.B. REAL ESTATE ENTERPRISES, INC.

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:

T.S.B. REAL ESTATE ENTERPRISES, INC.

The address of the principal office of this corporation shall be 3300 Northeast 192nd Street, Apt. 1105, Aventura, Florida 33180 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 500 shares of common stock having no par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 317 71st Street, Miami Beach, Florida 33141 and the name of the initial registered agent of the corporation at that address is Donald J. Kahn.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. OFFICERS AND DIRECTORS

This corporation shall have one officer and one director, initially. The name and street address of the initial officer and director who shall hold office for the first year of the corporation, or until his successor is elected or appointed is:

| | |
|----------------------------|------------------------------|
| Tommy Miller | 3300 Northeast 192nd Street, |
| Dir. | Apartment 1105 |
| Pres./V. Pres./Sec./Treas. | Aventura, Florida 33180 |

ARTICLE VII. PREEMPTIVE RIGHTS

The corporation elects to have preemptive rights.

ARTICLE VIII. SPECIAL PROVISION

It is the intent of the Incorporator that the corporation will qualify under section 1244 of the Internal Revenue Code and shall take all actions necessary to obtain and maintain its status as an S corporation.

ARTICLE IX. INCORPORATOR

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

Corporation Service Company
1201 Hays Street
Tallahassee, Florida 32301

IN WITNESS WHEREOF, the undersigned agent of
Corporation Service Company has hereunto set their
hand and seal of Corporation Service Company on September 16,
1999.

CORPORATION SERVICE COMPANY

By: Laura R. Dunlap
Its Agent, Laura R. Dunlap

CLD/jgy

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

99 SEP 17 PM 3:00

ACCEPTANCE OF REGISTERED AGENT
DESIGNATED IN ARTICLES OF INCORPORATION

DONALD J. KAHN, ESQ., an individual residing in this State of Florida, 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:

T.S.B. REAL ESTATE ENTERPRISES, INC.

is familiar with and accepts the obligations of the position of Registered Agent Under Section 607.9505 Florida Statutes.


DONALD J. KAHN