

Charter Number Only

VALIDATION ONLY

DeYurree Victor
Requestor's Name
550 Brickell Ave #501
Address
Miami, FL 33131
City State ZIP Phone
(805) 373-9194

CORPORATION(S) NAME

700003003647-2
-10/04/99-01008-025
*****78.75 *****78.75

PINEWOOD ESTATES DEVELOPERS,
INC.



Empire Toll Free: 1-800-432-3028

FILED
99 OCT -4 AM 11:51
SECRETARY OF STATE
TALLAHASSEE FLORIDA

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| <input checked="" type="checkbox"/> Profit | <input type="checkbox"/> Amendment | <input type="checkbox"/> Merger |
| <input type="checkbox"/> NonProfit | <input type="checkbox"/> Dissolution | <input type="checkbox"/> Mark |
| <input type="checkbox"/> Foreign | <input type="checkbox"/> Annual Report | <input type="checkbox"/> Other |
| <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> Reservation | <input type="checkbox"/> Change of Registered Agent |
| <input type="checkbox"/> Reinstatement | | |
| <input checked="" type="checkbox"/> Certified Copy | <input type="checkbox"/> Photo Copies | <input type="checkbox"/> Certificate Under Seal |
| <input type="checkbox"/> Call When Ready | <input type="checkbox"/> Call If Problem | <input type="checkbox"/> After 4:30 |
| <input checked="" type="checkbox"/> Walk In | <input type="checkbox"/> Will Wait | <input checked="" type="checkbox"/> Pick Up |
| | | <input type="checkbox"/> Mail Out |

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DEPUTY SECRETARY OF STATE
CIVIL DIVISION
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION
OF
PINWOOD ESTATES DEVELOPERS, INC.

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TALLAHASSEE FLORIDA

ARTICLE I

NAME

The name of this corporation is Pinewood Estates Developers, Inc.

ARTICLE II

PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation is: 7941 S.W. 89th Terrace, Miami, Florida 33156.

ARTICLE III

NATURE OF BUSINESS

This Corporation is being formed for the following purposes:

(a) To engage in any and all lawful business or activity permitted under the laws of the United States and the State of Florida.

(b) To generally have and exercise all powers, rights and privileges necessary and incident to carrying out properly the objects herein mentioned.

(c) To do anything and everything necessary, suitable, convenient or proper for the accomplishment of any of the purposes or the attainment of any or all of the objects hereinbefore enumerated or incidental to the purposes and powers of the corporation or which at any time appear conducive thereto or expedient.

ARTICLE IV

TERM OF EXISTENCE

This Corporation shall have perpetual existence unless sooner dissolved in accordance with the laws of the State of Florida. The date on which corporate existence shall begin is the date on which these Articles of Incorporation are filed with the Secretary of State of the State of Florida.

ARTICLE V

CAPITAL STOCK

This Corporation is authorized to issue 600 shares of \$1.00 per value common stock, which shall be designated "Common Shares."

ARTICLE VI

PREEMPTIVE RIGHTS

Every shareholder of Common Shares, upon the sale for cash of any new stock of the Corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro-rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which such new stock is offered to others.

ARTICLE VII

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Corporation is: 550 Brickell Avenue, Suite #501, Miami, Florida 33131 and the name of the initial registered agent of this Corporation at the address is Victor H. De Yurre.

ARTICLE VIII

INITIAL BOARD OF DIRECTORS

The Corporation shall have two directors. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than one. The names and addresses of the initial directors of this Corporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Francisco J. Hernandez, Jr.	7941 S.W. 89th Terrace Miami, Florida 33156
Erelío Pena	5601 Granada Blvd. Coral Gables, Florida 33143

ARTICLE IX

DIRECTOR QUORUM AND VOTING

No less than a majority of the directors shall constitute a quorum for a meeting of directors. If a quorum is present, the affirmative vote of a majority of the directors present, or, if a director or directors have abstained from voting because of an interest in the matter to be voted upon, the affirmative vote of a majority of the directors present and voting, shall be the act of the Board of Directors.

ARTICLE X

VOTING REQUIREMENTS FOR SHAREHOLDERS

The affirmative vote of a majority of the shareholders of this Corporation entitled to vote shall be required for the authorization of any action of the shareholders of this Corporation.

ARTICLE XI

CLASSES OF DIRECTORS

The By-Laws of this Corporation may provide that the directors be divided into not more than four classes, as nearly equal in number as possible, whose terms of office shall respectively expire at different times, provided that no such term shall continue longer than four years and provided further that at least one-fifth in number of the directors shall be elected annually.

ARTICLE XII

AMENDMENTS TO ARTICLES OF INCORPORATION AND BY-LAWS

This Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendments hereto and any right conferred upon the shareholders is subject to this reservation. Further, the power to adopt, alter, amend or repeal the By-Laws shall be vested in the Board of Directors of this Corporation.

ARTICLE XIII

POWERS

This Corporation shall have all of the corporate powers enumerated in the Florida General Corporation Act, as amended from time to time.

ARTICLE XIV

DIVIDENDS

Dividends payable in shares of any class may be paid to the holders of shares of any other class.

ARTICLE XV

INDEMNIFICATION

This Corporation shall indemnify any and all of its directors, officers, employees or agents or former directors, officers, employees, or agents or any person or persons who may have served at its request as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise to the full extent permitted by law. Said indemnification shall include, but not be limited to, the expenses, including the cost of any judgment, fines, settlements and counsel's fees, actually and necessarily paid or incurred in connection with any action, suit or proceedings, whether civil, criminal, administrative or investigative, and any appeals thereof, to which any such person or his legal representative may be made a party to may be threatened to be made a party, by reason of his being or having been a director, officer, employee or agent as herein provided. The foregoing right of indemnification shall not be exclusive of any other rights to which any director, officer, employee or agent may be entitled as a matter of law or which he may be lawfully granted.

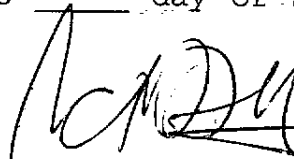
ARTICLE XVI

INCORPORATOR

The name and address of the person signing these Articles is:

VICTOR H. DE YURRE
550 Brickell Avenue
Suite #501
Miami, Florida 33131

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



VICTOR H. DE YURRE

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the register office/registered agent, in the State of Florida.

(1) The name of the Corporation is Pinewood Estates Developers, Inc.

(2) The name and address of the registered agent is as follows:

VICTOR H. DE YURRE
550 Brickell Avenue
Suite #501
Miami, Florida 33131

SECRETARY OF STATE
TALLAHASSEE FLORIDA

99 OCT -4 AM 11:55

FILED

DATE



VICTOR H. DE YURRE,
INCORPORATOR

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF THIS PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

DATE

