

Charter Number Only

VALIDATION ONLY

81

Koppen, Watkins et al

Requestor's Name

700 N.E. 90St

Address

miami, FL 33138 (305)

City

State

ZIP

Phone

754-5442

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CORPORATION(S) NAME

Florida First Title company

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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 type="checkbox"/> Photo Copies | <input type="checkbox"/> Certificate Under Seal |
| <input checked="" type="checkbox"/> Certified Copy | <input type="checkbox"/> Call When Ready | <input type="checkbox"/> Call If Problem |
| <input type="checkbox"/> Walk In | <input type="checkbox"/> Will Wait | <input checked="" type="checkbox"/> Pick Up |
| | | <input type="checkbox"/> After 4:30 |
| | | <input type="checkbox"/> Mail Out |

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00 AUG 14 AM 9:47
SECRETARY OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA



Empire Toll Free: 1-800-432-3028

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Updater
Verifier
Acknowledgment
W.P. Verifier

ARTICLES OF INCORPORATION
OF
FLORIDA FIRST TITLE COMPANY

FILED
00 AUG 14 AM 10:53
SECRETARY OF STATE
TALLAHASSEE FLORIDA

The undersigned Subscribers who are of legal age and competent to contract, for the purpose of forming a corporation under the laws of the State of Florida, hereby adopt and acknowledge the following Articles of Incorporation for this corporation:

ARTICLE I

The name of this Corporation shall be: **FLORIDA FIRST TITLE COMPANY**, and the mailing address of the Corporation shall be: **6421 Congress Avenue, Suite 100, Boca Raton, Florida 33487**.

ARTICLE II

This Corporation shall exist perpetually unless sooner dissolved according to the law.

ARTICLE III

The general nature of the business and the objects and purposes proposed to be transacted and carried on are to do any and all things with any and all powers to the same extent as natural persons might or could do and specifically the corporation may engage in any activity or business permitted under the laws of the State of Florida.

ARTICLE IV

The Capital Stock authorized, the par value thereof, and the characteristics of such stock shall be as follows:

800 Shares of Common Stock, at \$ 1.00 Par Value.

All said stock shall be payable in cash, property (real or personal) labor or services in lieu of cash, at such valuation as may be fixed from time to time by the Board of Directors of this corporation.

ARTICLE V

Each shareholder of any class of stock of this corporation shall be entitled to full preemptive rights to purchase any unissued or treasury shares of the corporation and any securities of the corporation convertible into or carrying a right to subscribe to or acquire any unissued or treasury shares.

ARTICLE VI

The street address of the initial registered office of this Corporation is: **6421 Congress Avenue, Suite 100, Boca Raton, Florida 33487**, and the initial registered agent of this Corporation is: **LLOYD M. ROUTMAN, ESQ**

ARTICLE VII

The names and street addresses of the first Board of Directors of this Corporation, who shall hold office for the first year or until successors are elected or appointed and have been qualified shall be:

<u>NAME</u>	<u>ADDRESS</u>
JOYCE D. SCHACHTER	6421 Congress Avenue, Suite 100, Boca Raton, Florida 33487
SANDFORD A. ROZALES	6421 Congress Avenue, Suite 100, Boca Raton, Florida 33487
LLOYD M. ROUTMAN	6421 Congress Avenue, Suite 100, Boca Raton, Florida 33487

This corporation shall have **three (3)** Directors, Initially.

ARTICLE VIII

The names and address of the persons signing these Articles are:

<u>NAME</u>	<u>ADDRESS</u>
LLOYD M. ROUTMAN	6421 Congress Avenue, Suite 100, Boca Raton, Florida 33487

ARTICLE IX

The power to adopt, alter, amend or repeal the By-Laws shall be vested in the Board of Directors and the Stockholders provided, however, that the Stockholders may specifically provide in any By-Laws made by them that such By-Laws shall not be altered, amended or repealed by the Board of Directors.

ARTICLE X

At each election for directors, every stockholder entitled to vote at such election shall have the right to cumulate his or her votes by giving one candidate as many votes as the number of directors to be elected at that time multiplied by the number of his or her shares, or by distributing such votes on the same principle among any number of such candidates.

ARTICLE XI

The affirmative vote of seventy-five (75%) per cent of the shares of this corporation issued and outstanding, entitled to vote thereon shall be required for the authorization of any resolution to dissolve this Corporation.

ARTICLE XII

Shares of Capital Stock of this Corporation shall be issued initially to the following persons and in the amounts set opposite the name:

<u>NAME</u>	<u>SHARES</u>
JOYCE D. SCHACHTER	200 Shares
SANDFORD A. ROZALES	300 Shares
LLOYD M. ROUTMAN	300 Shares

Before there can be a valid sale or transfer of any of the common shares of the corporation by any holder thereof, such holder shall first offer said shares to the corporation and then to the other holders of common shares in the following manner:

- (1) Such offering shareholder shall deliver a notice in writing by mail or otherwise to the secretary of the corporation stating the price, terms and conditions of such proposed sale or transfer, the number of shares to be sold or transferred, and his intent to sell or transfer such shares. Within eight (8) days there- after, the corporation shall have the prior right to purchase such shares so offered at the price and on the terms and conditions stated in the notice; provided, however, that the corporation shall not at any time be permitted to purchase all of its out-standing voting shares. Should the corporation fail to purchase the shares at the expiration of the eight (8) day period, or prior thereto decline to purchase the shares, the secretary of the corporation shall, within five (5) days thereafter, mail or deliver to each of the common shareholders of record a copy of the notice given by the shareholder to the secretary. Such notice may be delivered to the shareholders personally, or may be mailed to them at their last known address, as such address may appear on the books of the corporation. Within eight (8) days after the

mailing or delivering of the copies of the notice, any such shareholder or shareholders desiring to acquire any part or all of the shares referred to in the notice shall deliver by mail, or otherwise, to the secretary of the corporation a written offer or offers, expressed to be acceptable immediately, to purchase a specified number of such shares at the price and on the terms stated in the notice. Each such offer shall be accompanied by the purchase price thereof with authorization to pay such price against delivery of the shares.

- (2) If the total number of shares specified in the offers to purchase exceeds the number of shares to be sold or transferred, each offering shareholder shall be entitled to purchase such proportion to such shares as the number of the shares of the corporation which he holds bears to the total number of shares held by all shareholders desiring to purchase the shares.
- (3) If all the shares to be sold or transferred are not disposed of under such apportionment, each shareholder desiring to purchase shares in a number in excess of his proportionate share, as provided above, shall be entitled to purchase such proportion of those shares which remain thus undisposed of, as the total number of shares which he holds bears to the total number of shares held by all of the shareholders desiring to purchase shares in excess of those to which they are entitled under such apportionment.
- (4) If within said eight (8) day period, the offer or offers to purchase aggregate less than the number of shares to be sold or transferred, the shareholder desiring to sell or transfer such shares shall not be obligated to accept any such offer or offers and may dispose of all of the shares referred to in the notice to any person or persons whomsoever; provided, however, that they shall not sell or transfer such shares at a lower price or on terms more favorable to the purchaser or transferee than those specified in the notice to the secretary of the corporation.

ARTICLE XIII

The corporation shall be managed by the Board of Directors unless the Stockholders shall by a majority vote hereafter determine that the Corporation shall be managed by the Stockholders.

ARTICLE XIV

This corporation shall have all of the corporate powers enumerated in the Florida General Corporation Act. The provisions of said act shall extend to this corporation insofar as the same shall be applicable.

ARTICLE XV

The Stockholders of this Corporation shall have the exclusive authority to fix the compensation of the directors of this corporation.

ARTICLE XVI

No contract or other transaction between this corporation and one or more of its directors or any other corporation, firm, association or entity in which one or more of the directors are directors or officers, or are financially interested shall be either void or voidable because of that relationship or interest, or because that director or those directors are present at the meeting of the Board of Directors or a committee that authorizes, approves or ratifies the contract or transaction or because his, her or their votes are counted for that purpose, if:

- (1) The fact of that relationship or interest is disclosed or known to the Board of Directors or committee that authorizes, approves or ratifies the contract or transaction by a vote or consent sufficient for the purpose without counting the votes or consents of the Shareholders; or
- (2) The fact of that relationship or interest is disclosed or known to the Stockholders entitled to vote and they authorize, approve

or ratify the contract or transaction by vote or written consent;
or

- (3) The contract or transaction is fair and reasonable as to the corporation at the time it is authorized by the board, committee or the Stockholders.

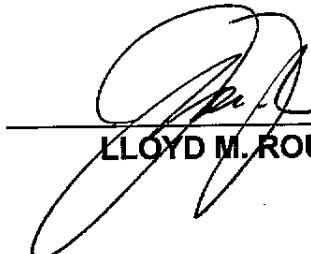
The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE XVIII

This corporation, through its stockholders, reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto.

IN WITNESS WHEREOF, the undersigned subscribers executed these Articles of Incorporation this 11th day of August, 2000.

Witnesses:


 (SEAL)
LLOYD M. ROUTMAN

STATE OF FLORIDA)
)§
COUNTY OF DADE)

I HEREBY CERTIFY that before me, the undersigned authority, personally appeared **LLOYD M. ROUTMAN**, personally known to me X, or who has produced _____ as identification and who did take an oath.

SWORN AND SUBSCRIBED before me this 11th day of August 2000.

My commission expires:


NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME:



**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING THE
AGENT UPON WHOM PROCESS MAY BE SERVED**

IN COMPLIANCE WITH **SECTION §48.091, FLORIDA STATUTES**, THE
FOLLOWING IS SUBMITTED:

FIRST, THAT **FLORIDA FIRST TITLE COMPANY** DESIRING TO ORGANIZE OR
QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL
PLACE OF BUSINESS AT THE CITY OF BOCA RATON, STATE OF FLORIDA,
HAS NAMED **LLOYD M. ROUTMAN** , LOCATED AT: **6421 Congress Avenue, Suite
100, Boca Raton, Florida 33487**

(POST OFFICE BOX ADDRESSES ARE NOT ACCEPTABLE)

AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE: _____

TITLE: _____

DATE: _____

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE
ABOVE-STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS
CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER
AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO
THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE: _____

RESIDENT AGENT

DATE: _____

FILED
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SECRETARY OF STATE
TALLAHASSEE FLORIDA