

TRANSMITTAL LETTER

PO1000048118

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: SOUTH FLORIDA CONDO CONNECTION, INC.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

300004190983--6
-05/09/01--01081--003
*****87.50 *****87.50

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee
& Certificate of Status

☐ \$78.75
Filing Fee
& Certified Copy

☒ \$87.50
Filing Fee,
Certified Copy
& Certificate of
Status

ADDITIONAL COPY REQUIRED

FROM: Mastriana & Christiansen, P.A.
Name (Printed or typed)

1500 North Federal HIGHWAY, suite 200
Address

Fort Lauderdale FL 33304
City, State & Zip

954-566-1234
Daytime Telephone number

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

01 MAY -9 AM 9:31

FILED

NOTE: Please provide the original and one copy of the articles.

T SMITH MAY 15 2001

**ARTICLES OF INCORPORATION
OF
SOUTH FLORIDA CONDO CONNECTION, INC.**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of the corporation is SOUTH FLORIDA CONDO CONNECTION, INC.

ARTICLE II - DURATION

The duration of the corporation shall be perpetual.

ARTICLE III - PURPOSE

The corporation may transact any and all lawful business for which corporations may be incorporated under the Florida General Corporation Act.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue 1,000 shares of common stock of \$1.00 par value.

ARTICLE V - PRINCIPAL OFFICE

The principal office address of SOUTH FLORIDA CONDO CONNECTION, INC., is 485 HOLIDAY DRIVE, HALLANDALE, FLORIDA 33009.

ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 1500 North Federal Highway, Suite 200, Fort Lauderdale, Florida 33304, and the name of the initial registered agent of this corporation at that address is STEPHEN V. HOFFMAN.

ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have three (3) directors initially. 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 name and address of the initial directors of this corporation are:

**DAVID MUSKAT, PRESIDENT
489 HOLIDAY DRIVE
HALLANDALE, FLORIDA 33009**

**MICHAEL EVARISTO, VICE PRESIDENT
3800 GALT OCEAN DRIVE, NO. 1608
FORT LAUDERDALE, FLORIDA 33308**

**NANCY MUSKAT, SEC/TREASURER & BROKER
489 HOLIDAY DRIVE
HALLANDALE, FLORIDA 33009**

ARTICLE VIII - INCORPORATOR

The name and address of the person signing these Articles is Stephen V. Hoffman,
1500 North Federal Highway, Suite 200, Fort Lauderdale, Florida, 33304.

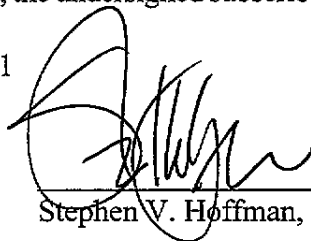
ARTICLE XI - INDEMNIFICATION

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

ARTICLE X - CONFLICTS OF INTEREST

No contract or other transaction between this corporation and any other corporation, and no act of this corporation shall in any way be affected or invalidated by the fact that any of the directors of this corporation are pecuniarily or otherwise interested in any contract or transaction of this corporation, provided that the fact that he or such firm is so interested shall be disclosed or shall have been known to the Board of Directors or a majority thereof, and any director of this corporation who is also a director or officer of such other corporation, who is so interested, may be counted in determining the existence of a quorum at any meeting of the Board of Directors of this corporation which shall authorize any such contract or transaction, with like force and effect as if he were not such an officer or director of such other corporation not so interested. If there shall only be one director of the corporation at the time any meeting of the Board of Directors of this corporation would otherwise be required to authorize any such contract or transaction, and if the vote or consent of such interested director may not, by statute, be counted to authorize, approve or ratify the said act, contract or transaction, then and in that event, a majority of the shareholders of the corporation shall be authorized and empowered to authorize, approve or ratify any such act, contract or transaction with the same full force and effect as if the same had been authorized.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 7 day of May, 2001



Stephen V. Hoffman, Incorporator

STATE OF FLORIDA)
)ss
COUNTY OF BROWARD)

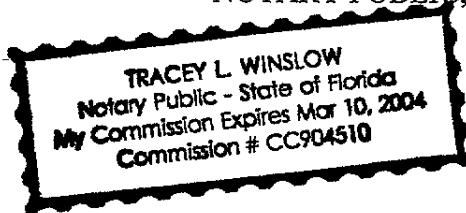
Personally appeared before me, the undersigned officer, duly authorized to administer oaths and take acknowledgments, STEPHEN V. HOFFMAN, to me well known as the person described in and who executed and subscribed to the foregoing Articles of Incorporation, and he acknowledged before me that he executed and subscribed to the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 7
day of May, 2001.



NOTARY PUBLIC, State of Florida

My commission expires:



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

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

FIRST--THAT SOUTH FLORIDA CONDO CONNECTION, INC., DESIRING TO
ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS
PRINCIPAL PLACE OF BUSINESS AT CITY OF HALLANDALE, STATE OF FLORIDA, 485
HOLIDAY DRIVE, BROWARD COUNTY, FLORIDA 33009, HAS NAMED STEPHEN V.
HOFFMAN, AS RESIDENT AGENT, LOCATED AT 1500 NORTH FEDERAL HIGHWAY,
SUITE 200, CITY OF FORT LAUDERDALE, STATE OF FLORIDA, AS ITS AGENT TO
ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE: 

STEPHEN V. HOFFMAN

TITLE: INCORPORATOR

DATE: 5/7/01

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: 

STEPHEN V. HOFFMAN

DATE: 5/7/01

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TALLAHASSEE, FLORIDA