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Margaret E. Ruddy
Attorney at Law

3601 NORTH MILITARY TRAIL
BOCA RATON, FLORIDA 33431

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

TELEPHONE (561) 237-7824
FACSIMILE (561) 237-7960

FLORIDA BAR
WASHINGTON, D.C. BAR
CALIFORNIA BAR

February 15, 2002

Secretary of State
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

Re: Practical Properties, Inc.

Dear Sir or Madam:

900004947599--0
-02/18/02--01040--024
*****78.75 *****78.75

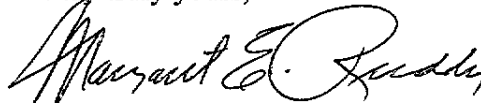
Enclosed please find the following:

1. Original Articles of Incorporation for Practical Properties, Inc.; and
2. Check #1386 made payable to the Secretary of State in the amount of \$78.75.

Kindly appropriately file said Articles of Incorporation and return one (1) certified copy of same, time and date stamped, to the undersigned.

Thank you for your attention to this matter.

Very truly yours,



Margaret E. Ruddy

MER/ch
Enclosures

Transmittal via Federal Express - Airbill #8290 6205 3827

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**SECRETARY OF STATE
TALLAHASSEE, FLORIDA**

**ARTICLES OF INCORPORATION
OF
PRACTICAL PROPERTIES, INC.**

In compliance with the requirements of F.S. Chapter 607, the undersigned, being a natural person, does hereby act as an incorporator in adopting and filing the following Articles of Incorporation for the purpose of organizing a business corporation.

ARTICLE I

The name of this Corporation is PRACTICAL PROPERTIES, INC.

ARTICLE II

The address of the principal office of this Corporation is:

1 Acacia Villa Drive
Boynton Beach, FL 33436

ARTICLE III

The maximum number of shares this Corporation is authorized to issue is 100, all of which shall be common shares, shall be identical with each other in every respect, and shall have a par value of \$1.00 per share. The holders thereof shall be entitled to one (1) vote for each share upon all matters on which shareholders have the right to vote.

ARTICLE IV

The shareholders shall have preemptive rights.

ARTICLE V

The initial street address of this Corporation's registered office is:

1 Acacia Villa Drive
Boynton Beach, FL 33436

The initial registered agent for this Corporation at that address is MARGARET E. RUDDY.

ARTICLE VI

The initial Board of Directors shall consist of two (2) members. The names and addresses of the persons who shall serve on the initial Board of Directors are:

MARGARET E. RUDDY
3601 North Military Trail
Boca Raton, FL 33431

GREGORY STAFFORD
1 Acacia Villa Drive
Boynton Beach, FL 33436

ARTICLE VII

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

MARGARET E. RUDDY
3601 North Military Trail
Boca Raton, FL 33431

ARTICLE VIII

This Corporation shall indemnify its directors, officers, employees, and agents to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 15 day of February, 2002.


MARGARET E. RUDDY

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for PRACTICAL PROPERTIES, INC. at the place designated in these Articles of Incorporation, the undersigned is familiar with and accepts the obligations of that position pursuant to F.S. 607.0501 (3).


MARGARET E. RUDDY

February 15, 2002
Date