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02 OCT 28 PM 12:31

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

20

LAW OFFICES  
**Bennett M. Lifter, P.A.**

POST OFFICE BOX 694645  
18425 NORTHWEST 2ND AVENUE  
MIAMI, FLORIDA 33169

FAX (305) 770-1487  
PHONE (305) 652-5506

October 23, 2002

Secretary of State  
Division of Corporations  
PO Box 6327  
Tallahassee, FL 32314

Dear Secretary of State:

Enclosed is a check, in the amount of \$78.75, to cover the filing fee for the following named corporation, to wit:

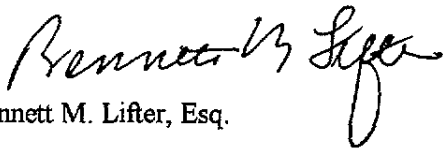
**BEST YET PROPERTIES, INC.**

Also enclosed are an original and one copy of the Articles of Incorporation, which have been executed by the originating parties of the corporation.

Your cooperation in processing the application for the corporation to operate in the State of Florida and sending a certified copy back to Bennett M. Lifter, P.A., at Post Office Box 694645, Miami, FL 33169, will be appreciated.

If you require anything further, please let me know.

Sincerely,



Bennett M. Lifter, Esq.

BML:mjm  
Enclosures  
Sec of St, 10-23, Best Yet

**ARTICLES OF INCORPORATION**  
**OF**  
**BEST YET PROPERTIES, INC.**

**FILED**  
02 OCT 28 PM 12:31  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, acting as incorporator, signs the following Articles of Incorporation for the purpose of forming a corporation under the laws of the State of Florida.

**ARTICLE I**

The name of the corporation shall be:

**BEST YET PROPERTIES, INC.**

**ARTICLE II**

The existence of the corporation shall commence upon the filing of these Articles of Incorporation by the Department of State and shall be perpetual.

**ARTICLE III**

The corporation may engage in any and all businesses and activities permitted by the laws of the State of Florida. The corporation shall have all of the powers vested in a corporation organized under and existing by virtue of such laws.

The corporation may engage in remodeling and construction and with the authority to conduct and participate in all activities incidental thereto.

The corporation shall have the right to engage in the mortgage lending business, including originating and processing construction loans and permanent end loans on real estate of every type, including vacant land, residential and commercial real estate, and personal loans of every nature.

The corporation shall have the right to operate real estate of every nature, including apartments, hotels, and rental stores, along with entering into leases as the landlord and as lessee.

#### **ARTICLE IV**

The maximum number of shares which the corporation shall have authority to issue shall be 10,000 shares of common stock with a par value of \$1.00 per share.

#### **ARTICLE V**

The initial registered agent and street address of the initial registered office of the corporation shall be:

Bennett M. Lifter  
18425 NW 2<sup>nd</sup> Avenue  
Suite 305  
Miami, FL 33169

#### **ARTICLE VI**

This corporation shall have two directors initially. The names and addresses of the initial directors of the corporation, who shall hold office until their successors are elected and qualified or until their earlier resignation or removal from office are:

Bennett M. Lifter	President and Owner of all Stock	18425 NW 2 <sup>nd</sup> Avenue – Suite 305 Miami, FL 33169
Robinson Seda, Jr.	Treasurer and Secretary	18425 NW 2 <sup>nd</sup> Avenue – Suite 305 Miami, FL 33169

The number of directors may be increased or decreased from time to time pursuant to the bylaws of the corporation, but shall not be less than one.

#### **ARTICLE VII**

The name and address of the incorporator of the corporation is:

Bennett M. Lifter  
18425 NW 2<sup>nd</sup> Avenue  
Miami, FL 33169

**ARTICLE VIII**

The mailing address of the corporation shall be:

Best Yet Properties, Inc.  
18425 NW 2<sup>nd</sup> Avenue  
Suite 305  
Miami, FL 33169

Executed at Miami, Florida this 23 day of OCTOBER, 2002.

By: Bennett M. Lifter  
Bennett M. Lifter, President  
and Owner of All Stock  
By: R. Seda  
Robinson Seda, Jr., Treasurer  
and Secretary

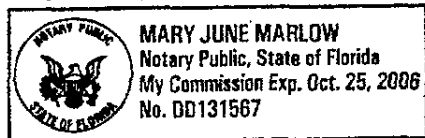
STATE OF FLORIDA )  
 ) SS:  
COUNTY OF MIAMI-DADE )

**BEFORE ME**, the undersigned authority, personally appeared Bennett M. Lifter, President and Owner of All Stock, to me well known, or who produced as identification, to be the person described in and who executed the foregoing, and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and seal this 23 day of OCTOBER, 2002.

Mary June Marlow  
Notary Public, State of Florida

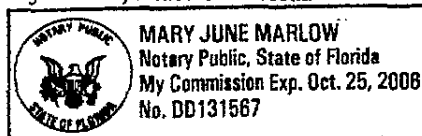
STATE OF FLORIDA )  
 ) SS:  
COUNTY OF MIAMI-DADE )



**BEFORE ME**, the undersigned authority, personally appeared Robinson Seda, Jr., to me well known, or who produced as identification, to be the person described in and who executed the foregoing, and acknowledged before me that she executed the same for the purposes therein expressed.

WITNESS my hand and seal this 23 day of OCTOBER, 2002.

Mary June Marlow  
Notary Public, State of Florida



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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ACCEPTANCE BY REGISTERED AGENT**

Having been appointed, the Registered Agent of BEST YET PROPERTIES, INC., the undersigned accepts such appointment and agrees to act in such capacity.

Dated this 23 day of OCTOBER, 2002  
1999.

By: Bennett M. Lifter  
Bennett M. Lifter

This instrument prepared by:  
Bennett M. Lifter, Esq.  
Attorney No. 0047430  
18425 NW 2<sup>nd</sup> Avenue  
Suite 305  
Miami, FL 33169