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To:

Division of Corporations
Fax Number : (850) 205-0381

From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 634-3694
Fax Number : (305) 633-9696

FLORIDA PROFIT CORPORATION OR P.A.

south florida for sale by owner corporation

Certificate of Status	0
Certified Copy	1
Page Count	05
Estimated Charge	\$78.75

12-6-02
[Signature]

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION
OF
South Florida For Sale By Owner Corporation

The undersigned, for the purpose of forming a corporation under the Florida General Corporation Act, hereby adopt the following Articles of Incorporation:

Article I
Name

The name of the Corporation is South Florida For Sale By Owner Corporation

Article II
Duration

The term of existence of the Corporation is perpetual.

Article III
Nature of Business

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

The aggregate number of shares which the Corporation has the authority to issue is 100, all of which shall be common shares having the par value of One Dollar (\$1.00) per share.

Carlos A. La Roz

100 %

Article V
Preemptive Rights Granted

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

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**Article VI
Registered Office**

The street address of the initial registered office of the Corporation is:

Patricia L. Perez, P.A.
2222 Ponce de Leon Blvd.
Penthouse Suite
Coral Gables, Florida 33134

The name of the registered agent at such address is:

Patricia L. Perez, Esq.

**Article VII
Principal Office**

The initial street address of the principal office of the Corporation in the State of Florida is:

9600 SW 8 Street, Suite 38
Miami, Florida 33174

**Article VIII
Officers and Directors**

Carlos A. La Roz President

**Article IX
Incorporator**

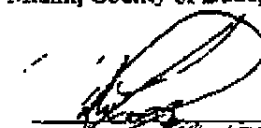
The name and address of the incorporator is:

Carlos A. La Roz
9600 SW 8 Street, Suite 38
Miami, Florida 33174

**Article X
Indemnification**

The Corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation or any amendment hereto and any writing inferred upon the shareholders shall be subject to this reservation.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this ____ day of December, 2002 in the City of Miami, County of Dade, State of Florida.


Print Name: CARLOS A. LOPEZ
Incorporator

STATE OF: FLORIDA
COUNTY OF: DADE

BEFORE ME, a Notary Public duly authorized in Dade, Florida, above mentioned, personally appeared Carlos A. La Roca, known to me to be the person who signed the above Articles of Incorporation, and acknowledged that they executed for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 5 day of December, 2002.


Notary Public at Large

My Commission Expires:



Diana M. Castoya
MY COMMISSION # CC818039 EXPIRES
February 17, 2003
BONDED THROUGH FAN INSURANCE, INC.

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Prepared by: Patricia L. Perez, Esquire, Law Offices of PATRICIA L. PEREZ, P.A., 2222 Ponce De Leon Blvd., Penthouse Suite, Coral Gables, Florida 33134, (305) 445-7611, Florida Bar No.: 98612

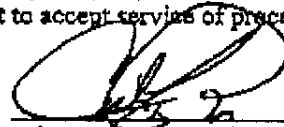
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CERTIFICATE OF ACCEPTANCE OF REGISTERED AGENT

IN COMPLIANCE WITH Section 48.019, Florida Statutes, the following is submitted:

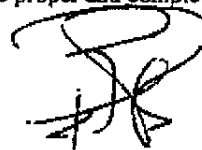
That South Florida For Sale By Owner Corporation desiring to organize or qualify under the laws of the State of Florida with its principle place of business in Miami, Florida has appointed Patricia L. Perez, Esq as its Agent to accept service of process.



Print Name: Carlos A. La Roz

Date: 12-5-02

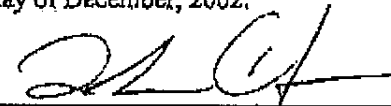
Having been named to accept service of process South Florida For Sale By Owner Corporation at the place designated in this Certificate, I hereby agree to act in this capacity, and further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.



Print Name: Patricia L. Perez, Esq.

Date: 12-5-02

SWORN TO AND SUBSCRIBED before me this 5 day of December, 2002.



Notary Public, State of Florida

My Commission Expires:



Ileana M. Costoya
MY COMMISSION # CCN10039 EXPIRES
February 17, 2003
BONDED TROY TROY FAIR INSURANCE, INC.

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