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HITSON & CO., PA  
3 WHITEHEAD STREET  
KEY WEST, FL 33040  
305/294-7284



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FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

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SECRETARY OF STATE  
TALLAHASSEE FLORIDA

April 8, 2003

RITSON & CO., PA  
513 WHITEHEAD STREET  
KEY WEST, FL 33040

SUBJECT: DANA ANCKERSEN, PA  
Ref. Number: W03000009957

We have received your document for DANA ANCKERSEN, PA and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The person designated as registered agent in the document and the person signing as registered agent must be the same.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6973.

Claretha Golden  
Document Specialist  
New Filings Section

Letter Number: 703A00020907

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ARTICLES OF INCORPORATION  
of  
DANA ANCKERSEN PA

2003 APR 14 AM 11:02

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

We, the undersigned, hereby associate for the purpose of becoming a Professional Association under Florida Statutes 621.0 et seq. of the State of Florida, and providing for the formation, liability, rights, privileges, and immunities of a Professional Association.

It shall be the purpose of this Professional Association, known as Dana Anckersen, PA, to conduct and operate a Real Estate brokerage and/or agency for the sale; transfer; exchange; lease and rental; appraisals; and the maintenance and management of all types of residential and commercial real estate within the City of Key West, County of Monroe and throughout the State of Florida; and as further set forth in these Articles of Incorporation hereinafter following:

ARTICLE I

The general nature of the business to be conducted and the objects and purposes to be transacted and carried on, are to do any and all things hereinafter set forth as fully and to the same extent as a natural person might or could, vis:

1. To engage in every aspect and phase of business permitted under the Laws of the United States of America.
2. To manufacture, purchase, or otherwise acquire, and to own, mortgage, pledge, assign, transfer, or otherwise dispose of, and to invest in, trade in, deal in, and with goods, wares, merchandise, real and personal property, and services of every class, kind, or description; except that it is not to conduct a banking, trust, insurance, surety, railroad, canal, telegraph, telephone or cemetery company, a building and loan association, mutual fire insurance association, cooperative association, fraternal benefit society, exposition or state fair.
3. To engage in any commercial or industrial enterprise calculated or designed to be profitable to this Corporation and in conformity with the laws of the United States of America and of the State of Florida; to generally engage in, do, and perform, any enterprise, act, or vocation that a natural person might or could do; to engage in the production, manufacture, sale, purchase, importing and exporting of merchandise and personal property of all manner and description; to set up as agents for the purchase, sale, and the handling of goods, wares, and merchandise of any and all types and kinds, for the accounts of the Corporation or as a factor, Agent, Procurer, or otherwise for or on behalf of another, to own, acts as, or authorize distributors to further these ends.

4. To do all and everything necessary , suitable, and proper for the accomplishment of any of the purposes, or the attainment of any of the objectives, or the furtherance of any the powers hereinbefore set forth, either alone or in association with other corporations, firms, or individuals, and to do every other act or acts incidental or appurtenant to or growing out of any part or parts thereof , provided the same be not inconsistent with the laws under which this Corporation is organized,

5. To acquire, and pay for, in cash, stocks, or bonds of the corporation ,or otherwise, the goodwill, rights, assets, and property, and to undertake or assume the whole or part of the liabilities of any person, firm, association, or corporation.

6. To borrow or lend money and to negotiate loans and issue Bonds, Debentures, Notes, and other evidences of indebtedness; and to secure the payment or performance of its obligations, by Mortgage, Deed of Trust, Pledge or othrwise.

7. To purchase , hold, sell, and transfer the shares of its own Capital Stock so far as may be permitted by the laws of the State of Florida.

8. To have one or more offices within or without the State of Florida; to carry on all or any of its operations and businesses without restriction or limit as to amount; to buy, hold, mortgage, sell, and convey such property as the purposes of the Corporation shall require, where no Special Provision is made therefor by law or otherwise,

9. In general, to carry on any other business in connection with the foregoing, and to have and exercise all of the powers conferred by the State of Florida upon its domestic corporations.

The foregoing clauses shall be construed both as objects and powers, and it is hereby expressly provided that the foregoing enumeration of specific powers shall not be held to limit or restrict, in any manner, the powers of this Corporation.

## ARTICLE II

The amount of Capital Stock authorized to be issued shall be ONE HUNDRED [100 ] Shares of Association Stock with *No Par Value*.

## ARTICLE III

The amount of Capital with which this Professional Association shall begin business is over ONE HUNDRED [ \$100 ] DOLLARS.

## ARTICLE IV

This Corporation shall have perpetual existence.

## ARTICLE V

The Principal Office of this Professional Association shall be located at 3436 Duck Avenue, in the City of Key West , Florida 33040 and the name and address of its Initial Registered Agent shall be Dana Anckersen at 918 Southard Street- Suite 105, in Key West, FL 33040 or in any other such part of the State of Florida as the Board of Directors may determine.

## ARTICLE VI

The number of members of the Board of Directors of this Corporation shall not be less than One [1] or more than Nine [9].

## ARTICLE VII

The names and Post office addresses of the members of the first Board of Directors, who, subject to the provisions of these Articles of Incorporation, the By-Laws of the Professional Association, the Certificate of Incorporation and the laws of the State of Florida, shall hold office for the first year of this Association's existence or until their successors are elected or appointed and have qualified, are as follows:

<u>Name</u>	<u>Address</u>
Dana Anckersen	918 Southard Street - Suite 105 Key West FL 33040

## ARTICLE VIII

The names and Post Office addresses of the President, Secretary, and Treasurer of the Association, who shall hold office for the first year of this Association's existence or until their successors are elected or appointed, and have qualified, are as follows:

<u>Name</u>	<u>Address</u>	<u>Office</u>
Dana Anckersen	918 Southard Street - Suite 105 Key West FL 33040	President and Secy-Treasurer

## ARTICLE IX

the name and Post Office address of the Subscribers to these Articles of Incorporation and the number of shares of Common Stock of the Association which they agree to take, is as follows:

<u>Name</u>	<u>Address</u>	<u>Shares of Stock</u>
Dana Anckersen	918 Southard Street - Suite 105 Key West FL 33040	100


ARTICLE X


No Holder of Common Stock in the Association shall sell his or her shares to any person without first offering them to the Association or to each other individual shareholder of the stock of the Association on equal or better terms.

ARTICLE XI

In the event a Stock Certificate is lost, destroyed, or stolen, the legal and beneficial owner shall submit an Affidavit describing the circumstances of such loss, whereupon the Board of Directors, when satisfied that replacement is appropriate, shall issue another Stock Certificate, plainly marked 'Duplicate', such proceeding to be by Resolution of the Board of Directors and spread upon the Minutes of a Regular or Special Meeting of the Board.

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Incorporation at Key West, Monroe County, Florida, for the uses and purposes aforesaid, this 20th day of March 2003.

  
Witness

  
Dana Anckersen  
Subscriber

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Subscriber

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Subscriber

There is only [ 1 ] Subscriber to the Stock of this Professional Association

STATEMENT DESIGNATING THE REGISTERED AGENT  
AND PLACE OF BUSINESS OF THE REGISTERED AGENT

Pursuant to the Provisions of Section 621.0 et seq, Florida Statutes, the following  
is herewith submitted in compliance with said Act:

DANA ANCKERSEN

desiring to organize DANA ANCKERSEN P.A. under the laws of the State  
of Florida, with its Principal Offices at 73436 Duck Avenue, in the City of Key  
West, in Monroe County, in the State of Florida, has named:

Dana Anckersen  
918 Southard Street - Suite 105  
Key West FL 33040  
305/849-2717

as its Registered Agent, to accept Service of Process within this State.

ACCEPTANCE OF REGISTERED AGENT

Having been named as Registered Agent and agreeing to accept Service of Process  
for the above-named Professional Association at the place designated in this document, I  
hereby accept appointment as Registered Agent and agree to act in this capacity. I further  
agree to comply with the provisions of all statutes relating to the proper and complete  
performance of my duties, and I am familiar with and accept the obligations of my  
position as Registered Agent.



Dana Anckersen  
Registered Agent for  
DANA ANCKERSEN, P.A.

March 20, 2003

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2003 APR 14 AM 11:02  
CLERK OF STATE  
TALLAHASSEE FLORIDA