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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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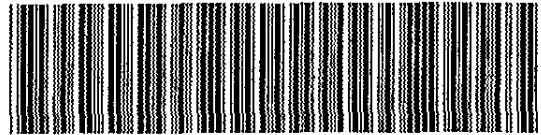
(Business Entity Name)

(Document Number)

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05/19/03--01035--011 \*\*78.75

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03 JUN 16 PM 3:53

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

W03-15106  
787  
116



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

May 28, 2003

DAVID B. EARLE, ESQ  
POST OFFICE BOX 66  
STUART, FL 34995

SUBJECT: IDEAL PROPERTIES OF FLORIDA, INC.  
Ref. Number: W03000015108

We have received your document for IDEAL PROPERTIES OF FLORIDA, INC. 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 name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

**Adding "of Florida" or "Florida" to the end of a name is not acceptable.**

The effective date is not acceptable since it is not within five working days of the date of receipt.

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) 245-6924.

Stacy Prather  
Document Specialist Supervisor  
New Filings Section

Letter Number: 203A00033433

**CORNETT, GOOGE, ROSS & EARLE, P.A.**

JANE L. CORNETT  
HOWARD E. GOOGE\*  
DEBORAH L. ROSS  
DAVID B. EARLE  
ELIZABETH P. BONAN

CHARLES W. SINGER  
OF COUNSEL

\*CERTIFIED CIRCUIT CIVIL MEDIATOR

401 EAST OSCEOLA ST.  
FIRST FLOOR  
RIVER OAK CENTER  
STUART, FLORIDA 34994

MAILING ADDRESS:  
POST OFFICE BOX 66  
STUART, FLORIDA 34995

(772) 286-2990  
FAX (772) 286-2996

June 13, 2003

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

RE: Ideal Properties of South Florida, Inc.

Dear Madam or Sir:

Enclosed for filing are an original and one copy of the Articles of Incorporation and Certificate of Resident Agent for Ideal Properties of South Florida, Inc. Also enclosed is this firm's check in the amount of \$78.50, which represents the following:

Certification	\$ 8.50
Registered Agent Fee	\$35.00
Filing Fee	\$35.00

It is requested that, in accordance with Florida Statute 607.167, the commencement date for corporate existence shall be June 13, 2003.

Thank you for your assistance in this matter and should you have any questions, please do not hesitate to give me a call.

Sincerely,

  
David B. Earle, Esq.

DBE/kmd  
Enclosure

**ARTICLES OF INCORPORATION**  
**OF**  
**IDEAL PROPERTIES OF SOUTH FLORIDA, INC.**

**FILED**  
03 JUN 16 PM 3:53  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE I - NAME**

The name of this corporation is IDEAL PROPERTIES OF SOUTH FLORIDA, INC.

**ARTICLE II - DURATION**

This corporation shall exist in perpetuity commencing on the date set forth in Article XIII of these Articles.

**ARTICLE III - PURPOSE**

This corporation is organized for the purpose of transacting any and all lawful business.

**ARTICLE IV - CAPITAL STOCK**

This corporation is authorized to issue 100 shares of \$1.00 par value stock. All of said stock may be payable in any manner authorized by law.

**ARTICLE V - PREEMPTIVE RIGHTS**

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata share thereof, as nearly as may be done without issuance of fractional shares at the price it is offered to the other purchasers.

#### **ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial principal office of this corporation is 401 E. Osceola Street, Stuart, Florida, and the name of the initial Registered Agent of this corporation at that address is David B. Earle, Esq.

#### **ARTICLE VII - INITIAL BOARD OF DIRECTORS**

This corporation shall have one (1) Director, initially. The number of Directors may be increased or diminished from time to time according to the By-Laws, but shall never be less than one (1). The name and address of the initial Director of this corporation is:

NAME

ANTHONY CIOFFI

ADDRESS

2 Pepper Drive  
Jensen Beach, FL 34957

#### **ARTICLE VIII - INCORPORATORS**

The name and address of the person signing these Articles are:

NAME

ANTHONY CIOFFI

ADDRESS

2 Pepper Drive  
Jensen Beach, FL 34957

#### **ARTICLE IX - BY-LAWS**

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board of Directors.

#### **ARTICLE X - SHAREHOLDER QUORUM AND VOTING**

A majority of the shares entitled to vote, as represented in person or proxy, shall constitute a quorum at a meeting of shareholders.

**ARTICLE XI - NO REMOVAL OF DIRECTORS**

The shareholders of this corporation shall not be entitled to remove any Director without cause from office during his term.

**ARTICLE XII - INDEMNIFICATION**

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

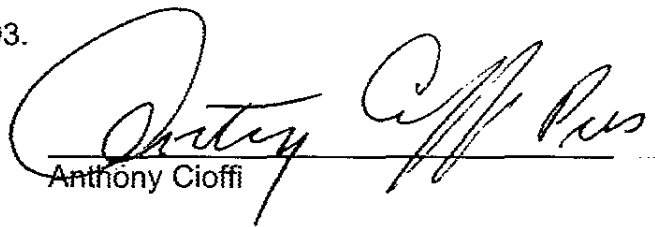
**ARTICLE XIII - COMMENCEMENT OF CORPORATE EXISTENCE**

The commencement date of this corporation shall be June 13, 2003

**ARTICLE XIV - AMENDMENT**

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment thereto, and any right conferred upon the shareholder is subject to this reservation. Any such amendment shall require the concurrence of two-thirds (2/3) of the shares entitled to vote.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 13 day of June, 2003.

  
Anthony Cioffi

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 13 day of June, 2003, by Anthony Cioffi, who is personally known to me.



Nancy T. Hodde  
MY COMMISSION # CC818408 EXPIRES  
July 8, 2003  
BONDED THRU TROY FAIR INSURANCE, INC.

  
Notary Public, State of Florida

**CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR  
THE SERVICE OF PROCESS WITHIN THIS STATE,  
NAMING AGENT FOR SERVICE OF PROCESS**

for

**IDEAL PROPERTIES OF SOUTH FLORIDA, INC.**

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act;

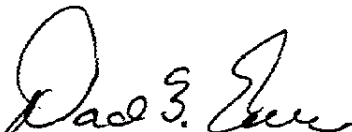
That IDEAL PROPERTIES OF SOUTH FLORIDA, INC., desiring to organize under the laws of the State of Florida with its principal office as indicated in the Articles of Incorporation at the City of Stuart, County of Martin, State of Florida, has appointed David B. Earle, Esquire, 401 East Osceola Street, Stuart, Florida 34994, as its agent to accept service of process within this State.

**ACKNOWLEDGMENT:**

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.

DATED

6/13/03

  
\_\_\_\_\_  
DAVID B. EARLE, ESQ.

**FILED**  
JUN 16 PM 3:53  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA