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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

11/18

TRANSMITTAL LETTER

November 10th, 2003

Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

SUBJECT: **SHERI STEWART, P.A.**

Enclosed is an original and one (1) copy of the articles of incorporation and a check for \$70.00 (Filing Fee: \$35.00 for articles of incorporation filing and \$35.00 for designation of resident agent).

Please forward the filed articles of incorporation directly to our attorney's attention: **Seth T. Weinstein, Esq. of Sokoloff & Weinstein, P.A., Attorneys at Law, 11440 Okeechobee Blvd., Suite 104, Royal Palm Beach, Florida, 33411.** A self-addressed stamped envelope is enclosed for your convenience. Thank you for your anticipated cooperation.

FROM: SHERI STEWART, Director
SHERI STEWART, P.A.
868 Cedar Cove Road
Wellington, FL 33414

ARTICLES OF INCORPORATION

OF

SHERI STEWART, P.A.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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I, the undersigned incorporator, hereby associate myself and make, subscribe, acknowledge and file with the Secretary of the State of Florida these Articles of Incorporation for the purpose of forming a corporation for profit in accordance with the laws of the State of Florida as a Florida Professional Service Corporation, under Florida Statute Chapter 621.

ARTICLE I

The name of the corporation shall be:

SHERI STEWART, P.A.

ARTICLE II

The general nature of the business to be transacted by this corporation as a professional organization under Florida Statute Chapter 621 as a for-profit corporation with the specific

purpose of rendering professional service in the area of real estate sales related services (under the direction, control or management of a Licensed Real Estate Broker), which has as its shareholders only individuals who themselves are duly licensed or otherwise legally authorized within the State of Florida to render the same professional service (real estate sales under Chapter 475 of the Florida Statute) as a corporation.

The purpose and scope of the corporation is also extended as follows:

To provide professional assessments related to real estate sales, educational seminars and training, professional real estate evaluations consistent with licensure in professional real estate sales and services (under the direction, control or management of a Licensed Real Estate Broker) under Chapter 475 of the Florida Statutes, including but not limited to the following appraisals, auctions, sales negotiation, exchange, purchase, rental of business enterprises or business opportunities of any real property or any interest in or concerning the same, including mineral rights or leases (under the direction, control or management of a Licensed Real Estate Broker).

Additionally, the corporation reserves the right to manufacture, purchase or otherwise acquire, and to own, mortgage, pledge, sell 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 and description; except that it is not to conduct a banking, safe deposit, trust, insurance, surety, express, railroad, canal, telephone, telegraph or cemetery company, a

building and loan association, fraternal benefit society, state fair or exposition.

To conduct business in, have one or more offices in, and buy, hold, mortgage, sell, convey, lease or otherwise dispose of real and personal property, including franchise, patents, copyrights, trademarks, licenses in the State of Florida and in all other states and countries.

To contract debts and borrow money, issue and seal or pledge bonds, debentures, notes and other evidence of indebtedness, and execute such mortgages, transfers of corporate property or other instruments to secure the payment of corporate indebtedness as required.

To purchase the corporate assets of any other corporation and engage in the same other character of business.

To endorse, purchase, hold, sell, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of the capital stock of, or any bonds, securities or other evidences of indebtedness created by any other corporation of the State of Florida or any other state or government, and while owner of such stock to exercise all the rights, powers and privileges of ownership, including the right to vote such stock.

To become guarantor or surety or any other person, firm, or corporation for any purpose or transaction whatsoever.

To make gifts of its property or cash, either to charitable organizations or otherwise, when deemed in the interest of the corporation.

To enjoy all of the powers now or hereafter conferred upon corporations by the statutes and laws of the State of Florida.

The foregoing shall be construed as both object and powers. The enumeration of specific powers and purposes is not intended to restrict or limit in any way the powers or purposes of this corporation.

ARTICLE III

This corporation shall have perpetual existence unless sooner dissolved voluntarily or by law.

ARTICLE IV

The corporation shall be capitalized as follows: The total number of shares of common capital stock authorized shall be one hundred (100) shares of common stock having a par value of \$100.00 per share.

All or any part of said capital stock may be paid for in cash, in property (excepting stock and securities in labor or services or any combination thereof) at a fair valuation to be fixed by the incorporator at a meeting called for such purpose. All stock when issued and fully paid shall be non-assessable. These shares shall be designated "common shares". The Board of Directors is authorized to issue "Section 1244 Stock" as defined in Section 1244 of the Internal Revenue Code.

Any shareholder and any representative of a deceased or incompetent shareholder of SHERI STEWART, P.A. may sell or transfer her shares in such corporation **only** to another

individual who is an actively licensed by the State of Florida as a Real Estate Salesperson, under Chapter 475 of the Florida Statutes.

Initially, all one hundred (100) shares of said common stock will be issued to the Director named herebelow. As stated earlier herein, the corporation is permitted to issue additional common stock for future expansion as empowered by these Articles and by Florida Law.

ARTICLE V

This corporation shall have one Director initially. The number of Directors may be increased or diminished from time to time by By-Laws adopted by the stockholders, but shall never be less than one (1). The names and address of the sole member of the first Board of Directors is:

SHERI STEWART, DIRECTOR

868 CEDAR COVE ROAD

WELLINGTON, FLORIDA 33414

The corporation shall indemnify any and all persons who may serve or who have served at any time as Directors or Officers, or who at the request of the Board of Directors of the corporation may serve or at any time have served as Directors or Officers of another corporation in which the corporation at such time owned or may own shares of stock or of which it was or may

be a creditor, and their respective heirs, administrators, successors, and assigns, against any and all expenses, including amounts paid upon judgments, fines, counsel fees, and amounts paid in settlement (before or after suit is commenced), actually and necessarily incurred by such person in connection with the defense or settlement of any claim, action, suit, or proceeding in which they, or any of them, are made parties, or a party, or which may be asserted against them or any of them, by reason of being or having been Directors or Officers or a Director or Officer of the corporation, or of such other corporation, except in relation to matters as to which any such Director or Officer or former Director or Officer or person shall be adjudged in any action, suit, or proceeding to be liable for gross negligence or intentional misconduct in the performance of her duty. Such indemnification shall be in addition to any other rights to which those indemnified may be entitled under any law, By-Laws, agreement, vote of stockholders, or otherwise.

ARTICLE VI

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

SHERI STEWART

868 CEDAR COVE ROAD

WELLINGTON, FLORIDA 33414

Additionally, SHERI STEWART, shall initially occupy all of the corporate positions, specifically that of PRESIDENT, VICE-PRESIDENT, SECRETARY and TREASURER.

ARTICLE VII

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 her pro-rata share thereof (as nearly as may be done without issuance of fractional shares at the price at which it is offered to others).

ARTICLE VIII

The principal place of business of this professional service corporation shall be in Palm Beach County, Florida.

The street address of the initial registered and principal office of this corporation in the state of Florida is:

SHERI STEWART, P.A.
868 CEDAR COVE ROAD
WELLINGTON, FLORIDA 33414

The name of the registered agent of this corporation at that address is:

SETH T. WEINSTEIN, ESQ.
SOKOLOFF & WEINSTEIN, P.A.
11440 OKEECHOBEE BOULEVARD
SUITE 104
ROYAL PALM BEACH, FLORIDA 33411

ARTICLE IX

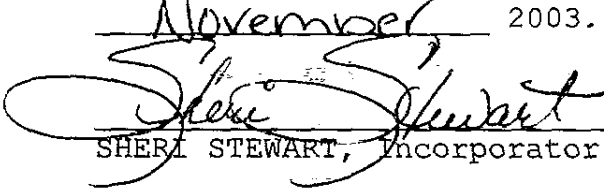
From time to time any of the provisions of these Articles of Incorporation may be amended, altered or repealed, and other provisions authorized by the laws of the State of Florida at the time in force may be added or inserted in the manner and at the time prescribed by said laws, and all rights at any time conferred upon the shareholders of the corporation by these Articles of Incorporation are granted subject to the provisions of this Article IX.

ARTICLE X

The power to adopt amend, alter, change or repeal any provision herein in the manner now or hereafter prescribed by law, and all rights conferred on stockholders herein shall be vested in the shareholders subject to this reservation.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation, this 10 day of

November, 2003.


SHERI STEWART, Incorporator

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

I HEREBY CERTIFY that on this day, before me, a Notary Public, duly authorized in the State and County named above to take acknowledgements, personally appeared SHERI STEWART, to me well known to be the person described as the incorporator, who provided R/E Sales License AC# 0729550 as identification, and who executed the foregoing Articles of Incorporation and she acknowledged before me that she subscribed to those Articles of Incorporation.

WITNESS my hand and official seal in the County and State named above this 10 day of November, 2003.


NOTARY PUBLIC, STATE OF FLORIDA

Sarah Phillabaum
Name typed or printed

Commission No.:

Commission Expires:



**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR SERVICE OF PROCESS WITHIN THE STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In pursuance of Chapter 48.091, Florida Statutes, and the provisions of Florida Statute Section 607.0501, the following is submitted, in compliance with said Act:

First-That **SHERI STEWART, P.A.**, a corporation desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, Village of Wellington, County of ~~Lee~~ Palm Beach, State of Florida has named Seth T. Weinstein, Esq., of Sokoloff & Weinstein, P.A. whose address is 11440 Okeechobee Blvd., Suite 104, Village of Royal Palm Beach, County of Palm Beach, State of Florida, 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 place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

BY:



SETH T. WEINSTEIN, ESQUIRE
of Sokoloff & Weinstein, P.A.
Resident Agent
For: SHERI STEWART, P.A.
DATE: 11/10/03

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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