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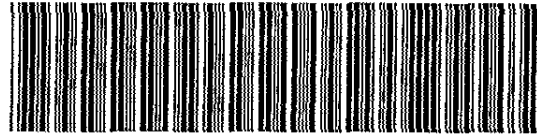
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2004 FEB -4 P 4: 28  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

***Donna Szczebak O'Neil, P.A.***

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Attorney at Law  
301 East Commercial Boulevard  
Fort Lauderdale, FL 33334  
Telephone [954] 776-0887  
Fax [954] 776-0984

VIA FEDERAL EXPRESS #7900 4605 1397

February 3, 2004

Department of State  
Division Of Corporations  
Corporate Filings  
PO Box 6327  
Tallahassee, FL, 32314

**RE: PAYAM, INC.**

Dear Sir:

Enclosed please find two copies of the Articles of Incorporation of PAYAM, INC. Please file one copy and certify the second, after which kindly forward it to the above office.

Also enclosed is my check number 8498 in the amount of \$78.75 made payable to the Secretary of State. This amount is to cover filing, designation of Registered Agent and certification fees.

Kindly return the filed Articles by Fedex using the enclosed airbill.

Thank you for your cooperation.

Very truly yours,

**DONNA SZCZEBAK O'NEIL, P.A.**



**BY: DONNA SZCZEBAK O'NEIL, ESQUIRE**

DSO:ab  
cc: client  
Enclosures

**ARTICLES OF INCORPORATION  
OF  
PAYAM, INC.**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, a subscriber to these Articles of Incorporation, a natural person competent to contract, hereby presents these Articles of Incorporation for the formation of a body corporate under the Laws of the State of Florida, under and by virtue of the following:

**ARTICLE I**

The name of the corporation shall be:

**PAYAM, INC.**

**ARTICLE II**

The general nature of the business and the objects proposed to be transacted and carried on are to do any and all things herein mentioned as fully and to the same extent as natural persons might or could do, viz:

To buy, sell and manage real estate; to maintain a portfolio of real estate rental properties.

To do all and everything necessary and proper for the accomplishment of any of the purposes or the attaining of any of the objects or the furtherance of any of the purposes enumerated in these Articles of Incorporation or any amendment thereto, necessary or incidental to the protection and benefit of the corporation and in general either alone or in association with other corporations, firms or individuals, to carry on any lawful pursuit necessary or incidental to the accomplishment of the purposes or the attainment of the furtherance of such purposes or objects of this corporation.

The foregoing paragraphs shall be construed as enumerating both objects and purposes of this corporation; and it is hereby expressly provided that the foregoing enumeration of specific purposes shall not be held to limit or restrict in any manner the purposes of this corporation otherwise permitted by law, that is this corporation shall be able to exercise any power and authority which may be done by a private corporation organized and existing under and by virtue of Chapter 607, Florida Statutes, it being the

intention that this corporation may conduct and transact any business lawfully authorized and not prohibited by Chapter 607, Florida Statutes.

### **ARTICLE III**

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 500 shares of common stock having a nominal or par value of \$1.00 per share. Any and all such shares issued and for which the full consideration has been paid or delivered, shall be deemed fully paid stock and the holder of such shares shall not be liable for any further call or assessment or any other payment thereon.

### **ARTICLE IV**

The amount of capital with which this corporation shall begin business is not less than \$500.00.

### **ARTICLE V**

The existence of this corporation shall be perpetual. This corporation shall have the power to deny to the holders of the common stock of this corporation any preemptive right to purchase or subscribe to any new issues of any type stock of this corporation, and no shareholder shall have any preemptive right to subscribe to any such stock. This corporation shall have the power, at its option to purchase and acquire any and all of its shares owned and held by any such shareholder as should desire to sell, transfer, or otherwise dispose of his shares, provided, however, the capital of this corporation is not impaired. The Board of Directors shall have the general management and control of this corporation's business and may exercise the powers of the corporation except such as may be by Statute or any Articles of Incorporation or Amendments thereto, or by the By-Laws as executed from time to time, expressly conferred upon or reserved to the stockholders from time to time.

The Directors may prescribe a method for replacement of lost certificates and may prescribe reasonable conditions by way of security upon the issue of new certificates therefor.

The Directors may, without the assent or vote of the stockholders, authorize and issue obligations of this corporation, secured or unsecured, and include therein such provision as to redeemability, convertibility or otherwise, as they in their sole discretion, may determine, and the Board of Directors, may authorize the mortgaging or pledging as security therefore, of any property of the corporation, real or

personal, including thereafter-acquired property.

The corporation shall have such officers as may from time to time be provided by the By-Laws, and such officers shall be designated in such manner and shall hold their offices for such terms and shall have such powers and duties as may be prescribed therein or as may be determined from time to time by the Board of Directors, subject to the By-Laws.

#### **ARTICLE VI**

The initial office of this corporation shall be: 8990 NW 49th Place, Coral Springs, FL 33067.

#### **ARTICLE VII**

This corporation shall have two (2) Director initially. This may be increased from time to time, by By-Laws adopted by the Stockholders, but shall never be less than one. The election of Directors need not be by ballot. Directors need not be stockholders.

#### **ARTICLE VIII**

The name and post office address of the members of the first Board of Directors is:

<b>SHAHPOUR ROUHIZAD</b>	8990 NW 49 <sup>th</sup> Place Coral Springs, FL 33067
<b>ELIZABETH ROUHIZAD</b>	8990 NW 49 <sup>th</sup> Place Coral Springs, FL 33067

#### **ARTICLE IX**

The name and post office address of the subscriber of these Articles of Incorporation, the number of shares of stock she agrees to take and the value of the consideration therefore are:

<b>DONNA SZCZEBAK O'NEIL, ESQ.</b>	301 E. Commercial Blvd. Fort Lauderdale, Florida 33334
	1 share     \$1.00

#### **ARTICLE X**

No contract or other transaction between this corporation and any other corporation shall be affected by the fact that any Director of this corporation is interested in, or is a Director of, such other corporation, and any Director, individually or jointly, may be a party to, or may be interested in, any contract or transaction for this corporation or in which this corporation with any person, firm or corporation

wherein a Director is in any way connected with such person, firm or corporation, shall be invalid and every person who may become a Director of this corporation is hereby relieved from any liability that might otherwise exist from contacting with this corporation for the benefit of himself or any firm, association or corporation in which he may be interested.

#### **ARTICLE XI**

Any Director of this corporation may be removed at any annual or special meeting of the stockholders by the same vote as that required to elect a Director.

#### **ARTICLE XII**

The Shareholders shall have the power to include in the By-Laws, adopted by the holders of a two-thirds majority of the shareholders of this corporation, any regulatory or restrictive provisions regarding the proposed sale, transfer or other disposition of any of the outstanding shares of this corporation by any of its shareholders. The manner and form, as well as relevant terms, conditions and details hereof, shall be determined by the shareholders of this corporation; provided, however, that such regulatory or restrictive provisions shall not affect the rights of third parties without actual notice thereof, unless existence of such provisions shall be plainly written upon the certificates evidencing ownership of such stock.

#### **ARTICLE XIII**

In furtherance and not in limitation of the powers conferred by Statute, the following specific provisions are made for the regulation of the business and the conduct of the affairs of this corporation.

#### **ARTICLE XIV**

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the Stockholders, and approved at a Stockholders' meeting by a majority of the stock entitled to vote thereon, unless all the Directors and all the Stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made. All rights of Shareholders are subject to this reservation.

**ARTICLE XV**

The Registered Agent for this corporation shall be **DONNA SZCZEBAK O'NEIL, ESQUIRE**, 301 East Commercial Boulevard, Fort Lauderdale, Florida 33334.

IN WITNESS WHEREOF, I have executed these Articles of Incorporation this 3rd day of February, 2004.

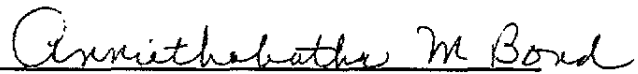
  
\_\_\_\_\_  
**DONNA SZCZEBAK O'NEIL, ESQ.**

**STATE OF FLORIDA**

**COUNTY OF BROWARD**

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, to me personally known to be the person(s) described or who has produced W/A as identification and who did take an oath and executed the foregoing ARTICLES OF INCORPORATION and acknowledged before me that **DONNA SZCZEBAK O'NEIL, ESQ.** executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at County of Broward and State of Florida, this 3<sup>RD</sup> day of February, 2004.

  
\_\_\_\_\_  
Notary Public,  
State of Florida at Large

ANNIETHABATHA M. BOND  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXP. JULY 11, 2006  
NO. DD133430

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

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In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

First, that **PAYAM, INC.**, desiring to organize under the Laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, at Pompano Beach, County of Broward, State of Florida, has named **DONNA SZCZEBAK O'NEIL, ESQUIRE**, Donna Szczebak O'Neil, P.A. 301 East Commercial Boulevard, Fort Lauderdale, Florida 33334, 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 provisions of said Act relative to keeping open said office.

By: 

**DONNA SZCZEBAK O'NEIL, ESQUIRE**  
Registered Agent

**FILED**  
2004 FEB -4 P 4: 28  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA