

PD400008879.

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

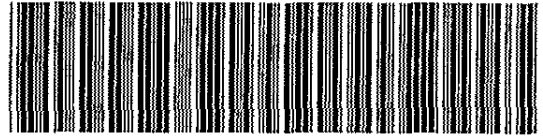
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



900037514519

06/07/04--01054--001 \*\*70.00

FILED  
DEC 09 -7 PM 1:49  
FALL RIVER, ILLINOIS

FILE 6/14

LAW OFFICES  
**RYAN & RYAN, LLC**  
THIRD FLOOR  
700 EAST DANIA BEACH BOULEVARD  
DANIA BEACH, FLORIDA 33004-3090

ARCHIE J. RYAN III  
TIMOTHY M. RYAN  
CHRISTOPHER J. RYAN\*  
JOSHUA S. PINSKY  
*\*Board Certified City,  
County and Local  
Government Lawyer*

June 3, 2004

TELEPHONE (954) 920-2921  
FACSIMILE (954) 921-1247

Florida Department of State  
Division of Corporations  
409 East Gaines Street  
Tallahassee, FL 32399

Re: PB II Real Estate Corporation  
Our File No. 18670E

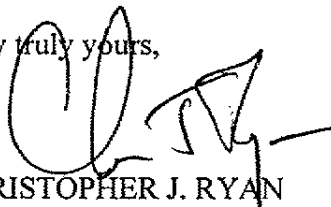
Greetings:

Enclosed please find an original and one copy of the Articles of Incorporation of PB II Real Estate Corporation which we request that you file in the official records of the Secretary of State. Enclosed also please find our trust account check number 3738 in the amount of \$70.00 in payment of the filing fee for this service.

We request that you return a time-stamped copy of the enclosed document to the undersigned at the above listed address.

Thank you for your assistance in this matter, and please feel free to contact me if you have any questions regarding same.

Very truly yours,



CHRISTOPHER J. RYAN

CJR/cbe  
Enclosures

cc: PB II Real Estate Corporation

**ARTICLES OF INCORPORATION**  
**OF**  
**PB II REAL ESTATE CORPORATION**

**FILED**

04 JUN -7 PM 1:49

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

I, THE UNDERSIGNED, desiring to form a corporation under the laws of the State of Florida, providing for the formation, liabilities, rights, privileges, and immunities of corporations for profit, DO HEREBY CERTIFY AS FOLLOWS:

**ARTICLE I**

**NAME OF CORPORATION**

The name of the corporation shall be PB II REAL ESTATE CORPORATION.

**ARTICLE II**

**CORPORATE EXISTENCE**

This corporation shall have perpetual existence unless sooner dissolved according to law.

**ARTICLE III**

**GENERAL NATURE OF BUSINESS**

The general nature of business of this corporation shall be as follows:

1. The corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida, including but not limited to, purchase, sale, rental and management of real property, and to generally do any and all things necessary, pertinent and convenient to the powers herein and hereby conferred.
2. To transact the business of investing on behalf of itself or others, any part of its capital and such additional funds as it may obtain or any interest therein, either as tenant in common

or otherwise, and selling or otherwise disposing of the corporation, and the enjoyment and exercise thereof, as conferred by the laws of the State of Florida, upon corporations for profit.

#### **ARTICLE IV**

#### **CAPITAL STOCK**

The amount of the authorized capital stock of this corporation shall be SEVEN THOUSAND FIVE HUNDRED (7,500) shares of common stock, with a par value of One Dollar (\$1.00) per share. All of said stock shall be payable in cash, property, labor or services, at a just valuation to be fixed by the Board of Directors at a meeting called for that purpose.

#### **ARTICLE V**

#### **PRINCIPAL PLACE OF BUSINESS**

#### **AND REGISTERED AGENT ADDRESS**

The principal place of business of this corporation shall be at 642 SE 19 Avenue, Deerfield Beach, Broward County, Florida 33441, and the street address of its initial registered agent office shall be at 642 SE 19 Avenue, Deerfield Beach, Broward County, Florida 33441, with the privilege of having branch offices at other places within or outside the State of Florida, and within or outside the United States of America, and the name of the original registered agent is PEGGY ANN FASS whose address is 642 SE 19 Avenue, Deerfield Beach, Broward County, Florida 33441.

#### **ARTICLE VI**

#### **AMOUNT OF CAPITAL TO BEGIN BUSINESS**

The amount of capital with which this corporation shall commence business shall not be less than Five Hundred and 00/100 (\$500.00) Dollars.

**ARTICLE VII**

**NUMBER OF DIRECTORS**

The number of directors of this corporation shall not be less than one (1) nor more than four (4).

**ARTICLE VIII**

**DIRECTORS**

The names and post office addresses of the first Board of Directors of this corporation shall be two (2) in number, and who shall hold office for the first year, or until their successors are elected and have qualified, shall be:

PEGGY ANN FASS  
642 SE 19 Avenue  
Deerfield Beach, FL 33441

ROBERT FASS  
642 SE 19 Avenue  
Deerfield Beach, FL 33441

**ARTICLE IX**

**INCORPORATOR**

The name and address of the incorporator to the Articles of Incorporation is:

PEGGY ANN FASS  
642 SE 19 Avenue  
Deerfield Beach, FL 33441

**ARTICLE X**

**SPECIAL CHARTER PROVISIONS**

Directors and Officers of this corporation need not be Stockholders.

**ARTICLE XI**

**DATE OF COMMENCEMENT**

The date of commencement of corporate existence of this corporation shall be on the date these Articles of Incorporation are filed with the Florida Department of State.

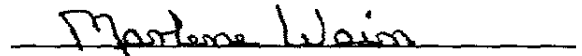
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 26 day of May, 2004.

  
PEGGY ANN FASS

STATE OF NEW JERSEY   )  
  )  
COUNTY OF Mercer   )

PERSONALLY APPEARED before me, the undersigned authority, PEGGY ANN FASS to me well known to be the person described in and who executed and subscribed to the foregoing Articles of Incorporation, and she acknowledged before me that she executed and subscribed to the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at City of Hopewell, Mercer County, New Jersey, this 26 day of May, 2004.

  
Notary Public

My Commission Expires:

**MARLENE WAIN**  
**NOTARY PUBLIC OF NEW JERSEY**  
**Commission Expires 5/6/2008**

**STATE OF FLORIDA**  
**DEPARTMENT OF STATE**

Certificate Designating Place of Business or Domicile for the Service of Process Within This State, Naming Agency Upon Whom Process May be Served and Name and Addresses of the Officers and Directors.

The following is submitted, in compliance with Chapter 48-091, Florida Statutes.

**PB REAL II ESTATE CORPORATION**

a corporation organized (or organizing) under the laws of the State of Florida, with its principal office at 642 SE 19 Avenue, Deerfield Beach, County of Broward, State of Florida, has named PEGGY ANN FASS, located at 642 SE 19 Avenue, Deerfield Beach, County of Broward, State of Florida, as its agent to accept service of process within this state.

**OFFICERS:**

<u>NAME</u>	<u>TITLE</u>	<u>SPECIFIC ADDRESS</u>
PEGGY ANN FASS	President/Secretary/Treasurer	642 SE 19 Avenue Deerfield Beach, FL 33441
ROBERT FASS	Vice President	642 SE 19 Avenue Deerfield Beach, FL 33441

**BOARD OF DIRECTORS:**

PEGGY ANN FASS

642 SE 19 Avenue  
Deerfield Beach, FL 33441

ROBERT FASS

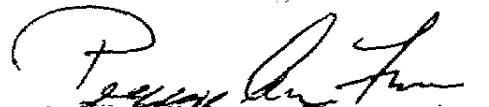
642 SE 19 Avenue  
Deerfield Beach, FL 33441

Dated this 26 day of May, 2004.

  
PEGGY ANN FASS

**ACCEPTANCE:**

I agree, as Resident Agent, to accept service of process, to keep the office open during prescribed hours, and to post my name (and any other officers of said Corporation authorized to accept service of process at the above Florida designated address) in some conspicuous place in office as required by law.

  
PEGGY ANN FASS  
Registered Agent