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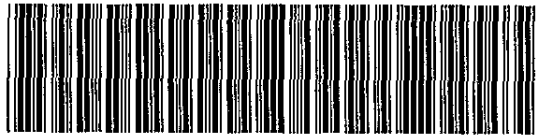
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2005 JUN 20 AM 9:39
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TALLAHASSEE FLORIDA

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2005 JUN 20 AM 9:39

TRANSMITTAL LETTER

DEPARTMENT OF STATE
TALLAHASSEE FLORIDA

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

SUBJECT: FLORENCE I. FRANTOFF, P.A.

Enclosed is an original and one copy of the Articles of Incorporation and our check for \$70.00. Please return to us a stamped copy of the Articles.

FROM:

Florence I. Frantoff, President
8351 SW 124 Ave
Suite 101
Miami, FL 33183
786-412-4404

2005 JUN 20 AM 9:39

STATE OF FLORIDA
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION

OF

FLORENCE I. FRANTOFF, P.A.

The undersigned incorporator, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

ARTICLE I

The name of the corporation shall be: Florence I. Frantoff, P.A.

ARTICLE II

This corporation shall have perpetual existence unless dissolved voluntarily or involuntarily.

ARTICLE III

The specific purpose for which this Professional Association is organized shall be to render Professional Real Estate Sales and Services.

ARTICLE IV

The number of shares of stock that this corporation is authorized to issue shall be: one-hundred (100) shares common in one class only, each having a par value of one dollar (\$1.00) per share.

The corporation shall have the power to amend these articles at any time to provide for the different classes of stock and to provide provisions for the preferences, limitations, and relative rights in respect to the shares of each class of stock.

ARTICLE V

The principal place of business and mailing address of this corporation shall be:

8351 SW 124 Ave
Suite 101
Miami, FL 33183

ARTICLE VI

The initial number of corporate directors shall be at least one (1) and not more than five (5). The number of directors may be raised or lowered by amendment of the by-laws of the corporation but shall in no case be less than one.

ARTICLE VII

The name and street address of the member of the first board of directors of this corporation is as follows:

Florence I. Frantoff, President
8351 SW 124 Ave
Suite 101
Miami, FL 33183

ARTICLE VIII

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

Florence I. Frantoff, President
8351 SW 124 Ave
Suite 101
Miami, FL 33183

ARTICLE IX

The name and address of the first officer of this corporation is as follows:

Florence I. Frantoff, President
8351 SW 124 Ave
Suite 101
Miami, FL 33183

ARTICLE X

The name and address of the first subscriber to the capital stock of this corporation is as follows:

<u>Name and Address</u>	<u>Amount</u>	<u>Number of Shares</u>
Florence I. Frantoff 8351 SW 124 Ave Suite 101 Miami, FL 33183	\$100.00	One-Hundred

ARTICLE XI

The name and address of the registered agent of this corporation is :

Florence I. Frantoff
8351 SW 124 Ave
Suite 101
Miami, FL 33183

The undersigned incorporator has executed these Articles of Incorporation this 1st day of June, 2005.

X 

Florence I. Frantoff, President
8351 SW 124 Ave
Suite 101
Miami, FL 33183

2005 JUN 20 AM 9:39

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT / REGISTERED OFFICE

STATE OF FLORIDA
TALLAHASSEE FLORIDA


PURSUANT TO THE PROVISIONS OF SECTION 607.0501 OR 617.0501,
FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED
UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING
STATEMENT IN DESIGNATING THE REGISTERED OFFICE / REGISTERED
AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is FLORENCE I. FRANTOFF, P.A.
2. The name and address of the registered agent and office is:

Florence I. Frantoff
8351 SW 124 Ave
Suite 101
Miami, FL 33183

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE
OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE
DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE 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 OBLIGATION OF MY POSITION AS
REGISTERED AGENT.

SIGNATURE

 _____

DATE: June 1, 2005
