

P96000021325

LANCE RADER, P.A.  
3389 SHERIDAN STREET, SUITE 236  
HOLLYWOOD, FLORIDA 33021

RECEIVED  
SECRETARY OF STATE  
CORPORATIONS  
96 MAR -8 PM 12:25

February 19, 1996

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

Re: LANCE RADER, P.A.

Dear Sirs:

Enclosed please find duplicate notarized and executed Articles of Incorporation for the above referenced entity, along with a check in the amount of \$70.00.

Please forward your acceptance along with our Florida Charter Number, at your earliest convenience.

Sincerely,

  
CRAIG A. WALTZER

enclosure

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-03/08/96--01117--002  
\*\*\*\*\*70.00 \*\*\*\*\*70.00

W96-4137  
5/3/8



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

February 23, 1996

CRAIG A. WALTZER  
LANCE RADER, P.A.  
3389 SHERIDAN ST., STE. 236  
HOLLYWOOD, FL 33021

SUBJECT: LANCE RADER, P.A.  
Ref. Number: W96000004137

We have received your document for LANCE RADER, P.A. and check(s) totaling \$70.00. However, your check(s) and document are being returned for the following:

We regret that we were unable to contact you by phone. Please return the corrected document with a letter providing us with a telephone number where you can be reached during working hours.

Please sign and return your check, along with a copy of this letter to ensure your check is properly credited.

Please return 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 (904) 487-6924.

Sharon Tala  
Document Specialist Supervisor

Letter Number: 596A00008010

ARTICLES OF INCORPORATION OF LANCE RADER, P.A.

FILED STATE  
SECRETARY OF CORPORATIONS  
JAN 12 1980  
PH 12-26

ARTICLE I

The name of this corporation shall be as follows:  
LANCE RADER, P.A., and the initial principal office of this  
Corporation shall be: 3389 SHERIDAN STREET, SUITE 236, HOLLYWOOD,  
FLORIDA 33021.

ARTICLE II

The commencement of existence of the corporation shall  
be the date of filing.

ARTICLE III

The specific nature of the business and objects and  
purposes proposed to be transacted and carried on by this  
corporation are to conduct a Real Estate Brokerage, as fully and  
to the same extent as natural persons might do, viz:

(1) Transact any and all lawful business.

(2) Said corporation shall further have powers:

To have perpetual succession by its corporate name;

To sue and be sued, complain, and defend in its  
corporate name in all actions or proceedings;

To have a corporate seal, which may be altered at  
pleasure, and to use the same by causing it, or a facsimile  
thereof, to be impressed, affixed, or in any other manner  
reproduced;

To purchase, take, receive, lease or otherwise acquire, own, hold, improve, use, and otherwise deal in and with real or personal property or any interest therein, wherever situated;

To sell, convey, mortgage, pledge, create a security interest in, lease, exchange, transfer, and otherwise dispose of all or any part of its property and assets;

To lend money to, and use its credit to assist, its officers and employees in accordance with Florida Statute §607.141;

To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge, or otherwise dispose of, and otherwise use and deal in and with, shares or other interests in, or obligations of, other domestic or foreign corporations, associations, partnerships, or individuals, or direct or indirect obligations of the United States or of any other government, state, territory, governmental district, or municipality or of any instrumentality thereof;

To make contracts and guarantees and incur liabilities, borrow money at such rates or interest as the corporation may determine, issue its notes, bonds, and other obligations, and secure any of its obligations by mortgage or pledge of all or any of its property, franchises, and income;

To lend money for its corporate purposes, invest and reinvest its funds, and take and hold real personal property as security of the payment of funds so loaned or invested;

To conduct its business, carry on its operations, and have offices and exercise the powers granted by this act within or without this state;

To elect or appoint officers and agents of the corporation and define their duties and fix their compensation;

To make and alter bylaws, not inconsistent with its articles of incorporations or with the laws of this state, for the administration;

To make donations for the public welfare or for charitable, scientific, or educational purposes;

To transact any lawful business which the board of directors shall find will be in aid of governmental policy;

To pay pensions and establish pensions plans, profit sharing plans, stock bonus plans, stock option plans, and other incentive plans for any or all of its directors, officers, and employees and for any or all of the directors, officers, and employees of its subsidiaries;

To be a promoter, incorporator, partner, member, associate, or manager of any corporation, partnership, joint venture, trust, or other enterprise;

To have and exercise all powers necessary of convenient to effect its purposes;

To indemnify any persons who by reason of the fact that he is or was a director, officer, employee or agent of the corporation to the full extent as permitted by Florida Statute §607.014;

#### ARTICLE IV

The corporation shall have authority to issue 5,000 shares of common stock, and such shares shall have a \$.01 par value.

#### ARTICLE V

The street address, principal office and initial registered office of the corporation shall be 3389 SHERIDAN STREET, SUITE 236, HOLLYWOOD, FLORIDA 33021. The office of the registered agent of the corporation shall be 3389 SHERIDAN STREET, SUITE 236, HOLLYWOOD, FLORIDA 33021, AVENTURA, FLORIDA 33180 and the initial registered agent at said address shall be LANCE RADER, who hereby is familiar with, and accepts the duties and responsibilities as registered agent for this corporation.

#### ARTICLE VI

There shall be no initial Board of Directors. The normal powers and duties of the Board of Directors, including the management and operation of the corporation shall be conferred upon the President of the corporation.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
96 MAR -8 PM 12:26

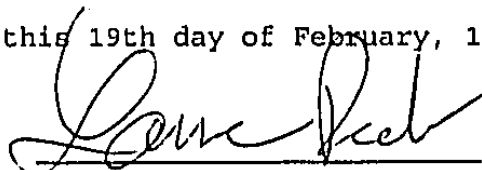
ARTICLE VII

The initial President of the corporation shall be LANCE  
RADER.

ARTICLE VIII

The sole incorporator of this corporation is LANCE  
RADER of 3389 SHERIDAN STREET, SUITE 236, HOLLYWOOD, FLORIDA  
33021.

LANCE RADER being the incorporator and LANCE RADER  
being the registered agent, hereinabove names, for the purpose of  
forming a corporation for profit to do business both within and  
without the state of Florida, do hereby make, subscribe,  
acknowledge and file these articles, and accordingly have  
hereunto set my hand and seal this 19th day of February, 1996.

 (SEAL)

Incorporator

 (SEAL)

Registered Agent

STATE OF FLORIDA )

SS

COUNTY OF DADE )

I HEREBY CERTIFY that on this day, before me, a notary public duly authorized in the state and county named above to take acknowledgments, personally appeared LANCE RADER, to me known to be the person described as the registered agent and LANCE RADER to be the person described as the incorporator, who executed the foregoing Articles of Incorporation.

WITNESS MY HAND AND OFFICIAL SEAL in the county and state named above, this 19th day of February, 1996.

*Geraldine Cohen*

Commission Expires:

