

P96000022316
STEPHEN S. SIEGEL, P.A.

STEPHEN S. SIEGEL,

7411 MIAMI LAKES DRIVE
MIAMI LAKES, FL 33014

TEL (305) 887-4172
FAX (305) 382-0407

March 5, 1996

Secretary of State
Corporate Records Bureau
Department of State
P.O. Box 6327
Tallahassee, Florida 32301

300001737053
-03/08/96--01054--006
****122.50 ****122.50

Re: New Corporation
NANCY MAGNER, P.A.

Gentlemen:

Enclosed please find the original and duplicate copy of the Articles of Incorporation of this proposed corporation, together with Certificate of Registered Agent.

Please endorse your approval of the Articles of Incorporation on the duplicate copy, certify and return same to my office at 7411 Miami Lakes Drive, Miami Lakes, FL 33014.

Please note that corporate existence is to commence upon the date of subscription and acknowledgment.

Also enclosed is a check to cover the following:

Filing fee	35.00
Certified copy	52.50
Registered Agent	35.00
Total:	\$122.50

Very truly yours,


Stephen S. Siegel

/ss
Enclosures

SN MAR 12 1996

TALLAHASSEE, FLORIDA

SS MAR -8 PM 1:21

FILED

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3/5/1996

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MAR-8 PM 1:21
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
NANCY MAGNER, P.A.**

The undersigned, who is duly licensed as a broker-salesperson under Chapter 475 of the Florida Statutes, for the purpose of forming a professional service corporation under Chapter 621 of the Florida Statutes which is known as the Professional Service Corporation and Limited Liability Company Act sets forth the following articles of incorporation:

ARTICLE I - NAME

The name of this corporation is NANCY MAGNER, P.A.

ARTICLE II - DURATION

This corporation is to exist perpetually.

ARTICLE III - PURPOSE

The purpose for which the corporation is organized is to practice the profession of real estate broker-salesperson.

ARTICLE IV - CAPITAL STOCK

The maximum number of shares that this corporation is authorized to have outstanding at any one time is:

500 shares of common stock with a par value of \$1.00 per share.

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of this corporation in the State of Florida is:
15600 NW 67th Ave., Suite 101, Miami Lakes, Florida 33014 and the initial Registered Agent at
such address is NANCY MAGNER.

The Board of Directors may from time to time move the office to any other address in
Florida.

ARTICLE VI - INITIAL BOARD OF DIRECTORS

This corporation shall have one director initially. The number of directors may be
increased from time to time by the By-Laws. The name and address of the initial director of
this corporation is:

NANCY MAGNER

15600 NW 67th Ave.
Suite 101
Miami Lakes, FL 33014

ARTICLE VII - COMMENCEMENT OF CORPORATE EXISTENCE

Corporate existence shall commence upon the date of subscription and acknowledgment of
these articles of incorporation.

ARTICLE VIII - INCORPORATOR

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

NANCY MAGNER

15600 NW 67th Ave.
Suite 101
Miami Lakes, FL 33014

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of
Incorporation this 5th day of March, 1996.

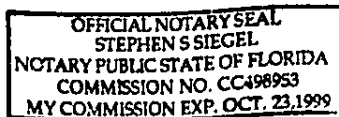
Nancy Magner
NANCY MAGNER

STATE OF FLORIDA)
SS.
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 5th day of
March, 1996, by NANCY MAGNER, who is personally known to the
undersigned and who did not take an oath.

Stephen S. Siegel
NOTARY PUBLIC (Seal)
Stephen S. Siegel

My commission expires:



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

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act. First, that NANCY MAGNER, P.A. desiring to organize under the laws of the State of Florida, with its principal office at 15600 NW 67th Ave., Suite 101, Miami Lakes, County of Dade, State of Florida 33014, has named NANCY MAGNER, located at 15600 NW 67th Ave., Suite 101, Miami Lakes, County of Dade, State of Florida 33014, as its agent to accept service of process within this state. Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, the undersigned hereby accepts to act in this capacity, and agrees to comply with the provisions of said Act relative to keeping open said office.


NANCY MAGNER
Registered Agent

ALLAHASSEE, FLORIDA

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