

AUG 28 96 THU 3:35 AM

PAGE 6

TERESA
9:04 AM PUBLIC ACCESS SYSTEM ELECTRONIC FILING COVER SHEET

((H96000012084 S)))

TO: DIVISION OF CORPORATIONS

FAX #: (904) 922-4001

FROM: FILINGS, INC.

ACCT#: 072720000101

CONTACT: TERESA ROMAN PHONE: (904) 385-6735
(904) 385-6761

FAX #:

NAME: STEFAN REALTY, INC. AUDIT NUMBER.....H96000012084 DOC
TYPE.....FLORIDA PROFIT CORPORATION OR P.A. CERT. OF STATUS..0
PAGES..... 4 CERT. COPIES.....0 DEL.METHOD... MAIL
EST.CHARGE.. \$70.00 NOTE: PLEASE PRINT THIS PAGE AND USE IT AS A COVER SHEET.
TYPE THE FAX AUDIT NUMBER ON THE TOP AND BOTTOM OF ALL PAGES OF THE DOCUMENT

** ENTER 'M' FOR MENU. **

Hand for pick up

FILED
96 AUG 29 PM 1:24
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

[Signature]
8/29

DIVISION OF CORPORATIONS

96 AUG 29 PM 12:12

RECEIVED

AUG-29-96 THU 9:31 AM

P. 2

4960000/2084

**ARTICLES OF INCORPORATION
OF**

STEFAN REALTY, INC.

ARTICLE I. CORPORATE NAME.

The name of this corporation is **STEFAN REALTY, INC.**

ARTICLE II. PRINCIPAL OFFICER.

The principal place of business and mailing address of this corporation is, 1686 Cypress Point Drive, Coral Springs, Florida 33071.

ARTICLE III. CAPITAL STOCK.

The number of shares of stock that this corporation is authorized to have outstanding at any one time is 100 of common stock and of one series only. Additional stock may be authorized by the Board of Directors. Restrictions on the sale, use, transfer and encumbrance of the stock may be authorized by the corporation's by-laws.

ARTICLE IV. INITIAL REGISTERED AGENT AND OFFICE.

The name and address of the initial registered agent is Todor Stefan of 1686 Cypress Point Drive, Coral Springs, Florida 33071.

ARTICLE V. INCORPORATORS.

The name(s) and street address(es) of the incorporator(s) to these articles of incorporation is Todor Stefan of 1686 Cypress Point Drive, Coral Springs, Florida 33071.

ARTICLE IV - DURATION.

This corporation shall exist perpetually. Corporate existence shall commence on the date this Article is filed with the Secretary of State.

ARTICLE VII. PURPOSE.

The purpose of the corporation is to perform any and all activities, any ownership, or operations necessary to lawfully conduct the business of purchasing tangible property, and to conduct any other lawful business in the State of Florida, the United States and other parts of the world.

This Instrument prepared by:

BARRY M. KAUFMAN, P.A.
600 W. Hillsboro Blvd., Suite 300
Deerfield Beach, Florida 33441
(305) 422-8896
Florida Bar No.: 0933816

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

56 AUG 29 PM 1:24

FILED

4960000/2084

HP60000/2084

ARTICLE VIII. MERGER AND CONSOLIDATION.

The approval of a majority of the shareholders of this corporation to any plan of merger or consolidations shall be required in every instance, whether or not such approval is required by law.

ARTICLE IX. DIVIDENDS.

The holder of the record of the common stock of this corporation shall be entitled to dividends at such times as the corporation is authorized to pay dividends. In the event of voluntary or involuntary liquidation, dissolution, marshalling of assets, and/or winding up the affairs of the corporation, the holders of record of the outstanding stock shall be paid from the remaining assets of this corporation ratably.

ARTICLE X. VOTING

Except as otherwise provided by law, the entire voting power for the election of directors and for all other purposes shall be vested exclusively in the holders of the outstanding common stock.

ARTICLE XI. PREEMPTIVE RIGHTS.

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the first right to purchase his/her pro rata share (as nearly as may be done without issuing fractional shares) at the price at which it is offered to others.

ARTICLE XII. BOARD OF DIRECTORS AND OFFICERS

This corporation shall initially have one (1) Director. The number of Directors may be increased from time to time by the By-Laws, but never be less than one (1). The name and address of the initial Directors of this corporation is: Todor Stefan, of 1686 Cypress Point Drive, Coral Springs, Florida 33071.

The officers are: President - Todor Stefan

ARTICLE XIII. BY-LAWS

The initial By-Laws of this corporation shall be adopted by the Directors. By-Laws shall be adopted, altered, amended, or repealed from time to time by either Shareholders or the Board of Directors. However, the Board of Directors shall not alter, amend, or repeal any By-Law adopted by the Shareholders if the Shareholders specifically provide that such By-Law is not subject to amendment or repeal by the Directors.

HP60000/2084

H9600012084

ARTICLE XIV. COMPENSATION

The Board of Directors is hereby specifically authorized to make provisions for reasonable compensation to its members for their services as Directors, and to fix the basis and conditions upon which such compensation shall be paid. Any Directors of the Corporation may also serve the corporation in any other capacity and receive compensation therefore in any form.

ARTICLE XV. INDEMNIFICATION

This corporation shall indemnify any officer or director or any former officer or director, to the full extent permitted by law.

ARTICLE XVI. AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in this Article of Incorporation, or any amendment hereto, any right conferred upon the Shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 26 day of August, 1996.

INCORPORATOR(S):

Todor Stefan
TODOR STEFAN

8/26/96
DATE

STATE OF FLORIDA)
COUNTY OF BROWARD) ss

BEFORE ME, a Notary Public, authorized to take acknowledgments in the State and County set forth above, personally appeared, TODOR STEFAN, known to me and by me to be the person who executed the foregoing Articles of Incorporation, and/or has produced identification in the form of: FLORIDA DRIVER'S LICENSE 533-JWB-61-242-0

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal in the State and County aforesaid, this 26 day of August, 1996.

Barry M. Kaufman
Barry M. Kaufman
Notary Public, State of Florida

My Commission expires:



OFFICIAL SEAL
BARRY M. KAUFMAN
My Commission Expires
Nov. 4, 1998
Comm. No. 00540808

H9600012084

AUG 29-96 THU 9:39 AM

P. 10

11960000 120 P4

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

In compliance with Section 48.091, Florida Statutes, the following is submitted:

STEFAN REALTY, INC., desiring to organize and/or qualify under the laws of the State of Florida, with its principal place of business at 1888 Cypress Point Drive, Coral Springs, Florida 33071, has named Todor Stefan of 1888 Cypress Point Drive, Coral Springs, Florida 33071, as its agent to accept service of process within Florida.

INCORPORATOR(S):


TODOR STEFAN

DATE 8/26/96

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.


TODOR STEFAN

DATE 8/26/96

This instrument prepared by:

SARAH M. KAUFMAN, F.A.
600 W. Hillsboro Blvd., Suite 200
Deerfield Beach, Florida 33441
(305) 422-9896
Florida Bar No.: 0938818

FILED
96 AUG 29 PM 1:24
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

11960000 120 P4