

P97000003088

01/10/97

16

NO. 358

1/10/97

FLORIDA DIVISION OF CORPORATIONS  
PUBLIC ACCESS SYSTEM  
ELECTRONIC FILING COVER SHEET

13 55 PM

((H97000000600 1)))

TO: DIVISION OF CORPORATIONS

FAX #: (904)922-4001

FROM: FAS-T CORP. AGENTS, INC.  
CONTACT: LIDIA FERNANDEZ  
PHONE: (305)599-0839

ACCT#: 071001002335

FAX #: (305)716-0346

NAME: LANDLORD COALITION, INC.

AUDIT NUMBER.....H97000000600

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..0

PAGES..... 3

CERT. COPIES.....1

DEL.METHOD.. FAX

EST.CHARGE.. \$122.50

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. \*\*

EFFECTIVE DATE  
1-1-97

RECEIVED

97 JAN 13 AM 8:14

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED  
JAN 13 1997  
TALLAHASSEE, FLORIDA

Done  
1/13/97

H97000000600

## ARTICLES OF INCORPORATION

OF

## ARTICLE I - NAME OF CORPORATION

The name of the corporation is **LANDLORD COALITION, INC.**

## ARTICLE II - NATURE OF BUSINESS

The corporation is authorized to conduct any lawful business in the State of Florida which is not prohibited by law, rule or regulation.

## ARTICLE III - CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is 100 (One Hundred) shares of COMMON STOCK, each share having a par value of \$1.00 (One Dollar). Said authorized shares may be divided into voting and non-voting shares before issuance by action of the Board of Directors: provided, however, that in the event such designation is not specifically made by the Board of Directors, said stock shall be voting.

Authorized Capital Stock may be paid for in cash, services or property at a just value to be fixed by the Board of Directors of this Corporation at any regular or special meeting.

## ARTICLE IV - INITIAL CAPITAL

The amount of capital with which this corporation shall begin business is \$100.00 (One Hundred Dollars).

## ARTICLE V - TERM OF EXISTENCE

The corporation shall have a perpetual existence.

## ARTICLE VI - ADDRESS

The initial address of the principal office of the corporation is to be at: **14000 MILITARY TRAIL SUITE 104, DELRAY BEACH FLORIDA, 33483.**

The Board of Directors may from time to time designate such other address and place for the principal office of this corporation as it may see fit.

Prepared by: Time Financial Service, Inc., 14000 MILITARY TRAIL., Suite 104, Delray Beach Florida 33484

(561)499-8448

H97000000600

97 JAN 13 PM 3:16  
FILED  
TIME FINANCIAL SERVICE, INC.  
14000 MILITARY TRAIL, SUITE 104  
DELRAY BEACH, FLORIDA 33484

EFFECTIVE DATE  
1-1-97

H97000000600

FILED

97 JAN 13 AM 10 45

## ARTICLE VII - RESIDENT AGENT

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said act:

That **LANDLORD COALITION.INC.**, desiring to organize under the laws of the State of Florida with it's principal office as indicated in the Articles of Incorporation in the City Of **DELRAY BEACH**, County of **PALM BEACH**, has named **FRED H. YANKEE**, located at **7570 DUNCREST ROAD, LAKE WORTH, FLORIDA. 33447**, as it's Agent to accept service of process within this State.

**ACKNOWLEDGEMENT:** Having been named to accept service of process for the above stated corporation, at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said act, relative to keeping said office open.

  
FRED H. YANKEE, Registered Agent

## ARTICLE VIII - DIRECTORS

The corporation shall have TWO (2) directors initially, The number of Directors may be increased or diminished from time to time by the BY-LAWS, BUT shall never be less than one.

## ARTICLE IX - INITIAL DIRECTORS

The names and addresses of the first officers and Board of Directors of this corporation, who shall hold office until their successor are elected and have qualified are as follows.

## ARTICLE X - SUBSCRIBERS

The names and addresses of the subscribers to these Articles of Incorporation, the number of shares each agrees to take and the value of consideration therefore are as follows:

NAME	ADDRESS	NUMBER OF SHARES	AMOUNT
FRED H. YANKEE	7570 DUNCREST ROAD LAKE WORTH, FL. 33467	100	\$100.00

H97000000600

01/10/97

14:16

NO.358

084

H97000000600

97 JAN 13 AM 10:46  
FILED  
CLERK OF COURT  
Palm Beach County

ARTICLE XI - EFFECTIVE DATE

These Article of Incorporation shall be effective on the 1ST day of JANUARY, 1997.

ARTICLE XII - AMENDMENT

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the Stockholders, and approved at a Stockholders meeting by a majority of the Stockholders entitled to vote thereon, manifesting their intention that a certain amendment to these Articles of Incorporation be made.

IN WITNESS WHEREOF, we have hereunto set our hands, acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida, this FIRST day of JANUARY, 1997

  
FRED H. YANKEE Pres.

  
FRED H. YANKEE, Sec. & Treas.

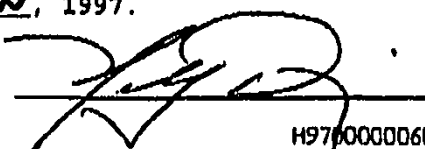
STATE OF FLORIDA )  
COUNTY OF PALM BEACH)

BEFORE ME, the undersigned Notary, Public, personally appeared FRED H. YANKEE known to me personally to be the individuals described herein and first being sworn, executed the foregoing Articles of Incorporation and acknowledge before me that they executed the same for the purposes therein stated. The foregoing instrument was acknowledged before me this date by: \_\_\_\_\_, who are personally known to me, and who did take an oath.

WITNESS, my hand and official seal in the County and State named above this 1ST day of JAN, 1997.



MARK J. DOMINGO  
My Commission Expires May 18, 1998  
Bonded by HAI  
980-425-1808



H97000000600