

PA7000033309



INTERNATIONAL RESEARCH BUREAU, INC.
POST OFFICE BOX 14189 • TALLAHASSEE, FL 32317

(904) 842-2500

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****122.50 ****122.50

OFFICE USE ONLY

FILED
97 APR 14 AM 11:37
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. Preferred Land Title Inc.
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

- Walk in Pick up time _____ Certified Copy
- Mail out Will wait Photocopy Certificate of Status

NEW FILINGS	
<input checked="" type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

Filing

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

K.R. APR 14 1997

Examiner's Initials



INTERNATIONAL RESEARCH BUREAU, INC
Post Office Box 14189 , Tallahassee, FL 32317-4189

ACCOUNT FILING COVER SHEET

ACCOUNT NUMBER: ECA000000009

REFERENCE: 10730-4349
(Sub Account)

DATE: 4-14-97

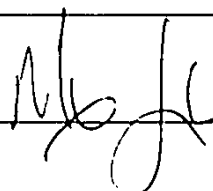
REQUESTOR NAME: INTERNATIONAL RESEARCH BUREAU, INC.

ADDRESS: POST OFFICE BOX 14189
TALLAHASSEE, FL 32317

TELEPHONE: (904) (942-2800) ext (_____)

CORPORATION NAME: Pre Ferred Land Title Inc.

DOCUMENT NUMBER: _____
(if applicable)

AUTHORIZATION: 

- CERTIFIED COPY (1-9)
- CERTIFICATE OF STATUS (1-9)
- PLAIN STAMPED COPY

- Call When Ready
- Call if Problem
- After 4:30
- Walk In
- Will Wait
- Pick Up
- Mail Out

DIVISION OF CORPORATIONS
97 APR 14 AM 11:02
RECEIVED

**ARTICLES OF INCORPORATION
OF
PREFERRED LAND TITLE, INC.**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

ARTICLE I - NAME

The name of the corporation shall be PREFERRED LAND TITLE, INC.

ARTICLE II - PRINCIPAL OFFICE

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

10021 Pines Boulevard, Suite 205
Pembroke Pines, Florida 33024

ARTICLE III - NATURE OF BUSINESS

This corporation may engage in the service of real estate closing related matters for profit and/or transact any and all lawful activities or business permitted under the laws of the United States, the State of Florida, or any other state, county, territory or nation.

ARTICLE IV - TERM OF EXISTENCE

This corporation shall be effective immediately and exist perpetually.

ARTICLE V - CAPITAL STOCK

The number of shares of stock that this corporation is authorized to have outstanding at any one time is: One Thousand (1000) shares of common stock, at (\$1.00) One Dollar par.

ARTICLE VI - SPECIAL PROVISIONS

The stock of this corporation is intended to qualify under the requirements of Section 1244 of the Internal Revenue Code and the regulations issued there under. Such actions as may be necessary shall be deemed to have been taken by the appropriate officers to accomplish this compliance. This section may be amended from time to time by a majority vote of the Board of Directors.

Prepared by:
Judith A. Doan, Esq.
10021 Pines Boulevard, Suite 205
Pembroke Pines, Florida 33024
(954) 433-5292
Florida Bar No.: 974218

ARTICLE VII - LIMITATION OF LIABILITY

Each director, stockholder and officer, in consideration for their services, shall, in the absence of fraud, be indemnified, whether then in office or not, for the reasonable cost and expenses incurred by them in connection with the defense of, or for advice concerning any claim asserted or proceeding brought against them by reason of their being or having been a director, stockholder or officer of the corporation or of any subsidiary of the corporation, whether or not wholly owned, to the maximum extent permitted by law. The foregoing right of indemnification shall be inclusive of any other rights to which any director, stockholder or officer may be entitled as a matter of law.

ARTICLE VIII - SELF DEALING

No contract or other transaction between the corporation and other corporations, in the absence of fraud, shall be affected or invalidated by the fact that any one or more of the directors of the corporation is or are interested in a contract or transaction, or are directors or officers of any other corporation, and any director or directors, individually or jointly, may be a party or parties to, or may be interested in such contract, act or transaction, or in any way connected with such person or person's firm or corporation, and each and every person who may become a director of the corporation is hereby relieved from any liability that might otherwise exist from this contracting with the corporation for the benefit of himself or any firm, association or corporation in which he may be in any way interested. Any director of the corporation may vote upon any transaction with the corporation without regard to the fact that he is also a director of such subsidiary or corporation.

ARTICLE IX - INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent is:

Judith A. Dolan, Esq.
10021 Pines Boulevard, Suite 205
Pembroke Pines, Florida 33024

ARTICLE X - INITIAL OFFICERS AND DIRECTORS

The names and addresses of the initial officers and directors shall be

Iris Krysty
President, Treasurer, Director
3900 Hollywood Boulevard
Penthouse NE
Hollywood, Florida 33021

Judith A. Dolan
Vice President, Secretary, Director
10021 Pines Boulevard, Suite 205
Pembroke Pines, Florida 33024

ARTICLE XI - INCORPORATORS

The names and addresses of the incorporators to these Articles of Incorporation are:

Judith A. Dolan
10021 Pines Boulevard, Suite 205
Pembroke Pines, Florida 33024

The undersigned incorporators have executed these Articles of Incorporation on this 8th Day of April, 1997.



JUDITH A. DOLAN
Incorporator

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered agent/registered office, in the State of Florida.

1. The name of the corporation is: PREFERRED LAND TITLE, INC.
2. The name and address of the registered agent and office is:


Judith A. Dolan
10021 Pines Boulevard, Suite 205
Pembroke Pines, Florida 33024

Dated this 8th day of April, 1997.



JUDITH A. DOLAN
Incorporator

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 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 OUR DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF OUR POSITION AS REGISTERED AGENT.



Signature
Date: 4/8/97

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STATE
TALLAHASSEE FLORIDA