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August 25, 1997

Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

RE: Articles of Incorporation  
Victoria Realty, P.A.

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-08/29/97--01006--017  
\*\*\*\*\*70.00 \*\*\*\*\*70.00

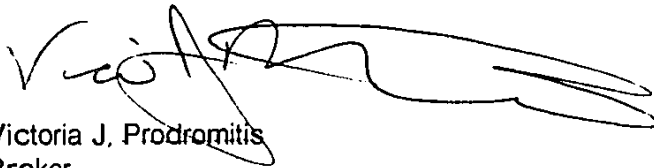
To whom it may concern:

Enclosed please find 2 copies of my Articles of Incorporation for Victoria Realty, P.A. and a check in the amount of \$70.00 (filing fee). Please return a date stamped copy of the Articles to me.

Should you have any questions please feel free to contact me directly at:  
(954)450-0366 or fax (954)436-9410.

Thank You!

Sincerely,



Victoria J. Prodromitis  
Broker  
Victoria Realty  
2331 Pine Needle Court  
Pembroke Pines, FL 33026

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DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

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**ARTICLES OF INCORPORATION**  
**OF**  
**VICTORIA REALTY, P.A.**

The undersigned, acting as Incorporator of a Florida professional service corporation ("Corporation") under the Professional Service Act, Chapter 621 of the Florida Statutes, and other laws of the State of Florida, hereby causes to be delivered the following Articles of Incorporation for such Corporation:

**ARTICLE I**

**NAME**

The name of the Corporation is Victoria Realty, P.A.

**ARTICLE II**

**ADDRESS**

The mailing address of the Corporation is:

2331 Pine Needle Court  
Pembroke Pines, FL 33026

**ARTICLE III**

**COMMENCEMENT OF CORPORATE EXISTENCE**

The corporation existence shall begin on the date these Articles of Incorporation are filed with the Department of State.

**ARTICLES IV**

**PURPOSE**

The Corporation is organized for the purpose of engaging in the business of rendering professional real estate services in the State of Florida by and through the Corporation's officers, employees, and agents, as those terms are used in

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Section 621.06 (or successor legislation), Florida Statutes, who are duly licensed real estate brokers, broker-salesman and/or salesmen, as those terms are used in Chapter 475, Florida Statutes, as may be amended from time to time, in the State of Florida, and transacting any and all other lawful business that the Corporation may engage in under Chapter 621, Florida Statutes, as may be amended from time to time, including investing the funds of the Corporation in real estate, mortgages, stocks, bonds, or any other type of investments, or owning real or personal property necessary for the rendering of said professional real estate services.

#### **ARTICLE V**

#### **CAPITAL STOCK**

The Corporation is authorized to issue Seven Thousand Five Hundred (7,500) shares of Common Stock having a par value of One Dollar (\$1.00) per share.

#### **ARTICLE VI**

#### **LIMITATION ON OWNERSHIP OF STOCK**

No stock of this Corporation shall be issued to anyone other than an individual who is a duly licensed real estate broker, broker-salesman, or salesman, as those terms are used in Chapter 475, Florida Statutes, as may be amended from time to time, in the State of Florida.

#### **ARTICLE VII**

#### **DISQUALIFICATION OF SHAREHOLDER OR EMPLOYEE**

If any officer, shareholder, agent or employee of this Corporation, who has been rendering professional real estate services to the public, becomes legally

disqualified to render such professional real estate services in the State of Florida or accepts employment that, pursuant to existing law, places restrictions or limitations upon his continuing rendering of such professional real estate services, he shall sever all employment with, and financial interest in, this Corporation forthwith.

#### **ARTICLE VIII**

##### **INITIAL BOARD OF DIRECTORS**

The Corporation shall initially have 1 director(s) to hold office until the first annual meeting of shareholders and (his/her/their) successor(s) shall have been duly elected and qualified, or until (his/her/their) earlier resignation, removal from office or death. The number of directors may be either increased or decreased from time to time in accordance with the bylaws of the Corporation. The name(s) and address(es) of the initial director(s) of the Corporation are as follows:

##### **NAME**

##### **ADDRESS**

Victoria J. Prodromitis

2331 Pine Needle Court  
Pembroke Pines, FL 33026

#### **ARTICLE IX**

##### **INCORPORATOR**

The name and address of the Incorporator are:

##### **NAME**

##### **ADDRESS**

Victoria J. Prodromitis

2331 Pine Needle Court  
Pembroke Pines, FL 33026

#### **ARTICLE X**

##### **INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of the Corporation is 2331  
Pine Needle Ct., Pembroke Pines, FL 33026, and the name of the initial  
Registered Agent of the Corporation at that address is Victoria J. Prodromitis.

**ARTICLE XI**

**AMENDMENTS**

The power to amend these Articles of Incorporation in accordance with law  
is reserved to the shareholders. Any right conferred upon any shareholder by these  
Articles of Incorporation is subject to this reservation.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these  
Articles of Incorporation this 25 day of August, 1997.

  
Incorporator

STATE OF FLORIDA     )  
  ) ss:  
COUNTY OF BROWARD )

Sworn to and subscribed before me this 25 day of August, 1997, by

☒ Personally known to me; or

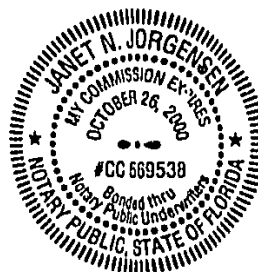
( ) Produced Identification; Type of Identification produced \_\_\_\_\_

NOTARY PUBLIC

Sign: \_\_\_\_\_

Print Name: Janet N Jorgensen

Commission No.: #CC 569538

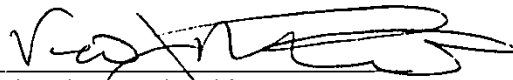


My commission Expires: October 26, 2000

**ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT**

I hereby accept the appointment as the initial Registered Agent of Victoria Realty, P.A., as made in the foregoing Articles of Incorporation, and agree to act in such capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as initial Registered Agent of Victoria Realty, P.A.

8/25/97  
Date

  
Victoria J. Prodromitis  
Initial Registered Agent

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