

THE LAW FIRM OF  
FRANK • EFFMAN • WEINBERG • BLACK, P.A.

P97000090614

Oct. 16, 1997

NEIL G. FRANK  
STEVEN W. EFFMAN  
STEVEN A. WEINBERG  
DAVID W. BLACK  
DAVID A. CHENKIN  
RANDY J. NATHAN  
KARIN BAYNE HENSEL  
EDMUND M. ARISTONE, JR.

Florida Dept. of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

100002323691-1  
-10/20/97-01020-007  
\*\*\*\*122.50 \*\*\*\*122.50

RE: LISA V. STANNARD, P.A.

Dear Sir/Madam:

Enclosed herewith please find the original and one copy of the Articles of Incorporation for the above-names proposed Florida Corporation. Also enclosed is my firm's check in the amount of \$122.50 representing payment of the following:

Filing Fees	\$ 35.00
Certified Copy	52.50
Registered Agent Designation	35.00

Total Due \$122.50

Please file the enclosed at your earliest convenience and provide a certified copy to the undersigned as soon as possible.

Thank you for your assistance in this matter.

Sincerely,

FRANK, EFFMAN, WEINBERG & BLACK, P.A.

*Steven A. Weinberg* /kh

Steven A. Weinberg,  
for the Firm

SAW/km

Encls.

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ARTICLES OF INCORPORATION  
OF  
LISA V. STANNARD, P.A.

The undersigned natural persons, each of whom is licensed or otherwise legally authorized to practice the profession of Real Estate Agent in the State of Florida, hereby associate themselves with the intention of forming a professional corporation in accordance with the Florida Professional Service Corporation Act, and hereby adopt the following articles of incorporation for such corporation:

ARTICLE I

NAME

The name of the corporation is LISA V. STANNARD, P.A.

ARTICLE II

PURPOSE

The purposes for which this corporation is formed are:

- a. To engage in the professional practice of a Real Estate Agent, and
- b. To do everything necessary, proper, or convenient for the accomplishment of any of the purposes herein set forth, and to do every other act incidental thereto which is not forbidden by the laws of the State of Florida or by the provisions of this certificate of incorporation.
- c. The corporation shall carry out the above purposes

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8000 PETERS ROAD • PLANTATION, FL 33324

through duly licensed or otherwise lawfully authorized  
Real Estate Brokers.

### ARTICLE III

#### CAPITAL STOCK

The total number of shares of capital stock which the corporation shall be authorized to issue is 1,000 shares. Such shares shall be of a single class of common stock, and shall have a par value of One Dollar (\$1.00) per share.

### ARTICLE IV

#### CAPITALIZATION

The amount of capital with which the corporation will begin to practice the profession of a Real Estate Agent is not less than Five Hundred Dollars (\$500.00).

The corporation may not issue any of its stock to anyone other than an individual who is duly licensed or otherwise legally authorized to render architectural services in the State of Florida.

### ARTICLE V

#### REGISTERED AGENT

The address of this corporation's initial office is 6166 N.W. 41st Drive, Coral Springs, Florida 33067. The name of the initial Registered Agent is LISA V. STANNARD.

### ARTICLE VI

#### DURATION

The corporation shall have perpetual existence.

ARTICLE VII

PRINCIPAL OFFICE

The initial street address of the corporation's principal office is 6166 N.W. 41st Drive, Coral Springs, Florida 33067.

ARTICLE VIII

MANAGEMENT OF THE CORPORATION

The business of the corporation shall be conducted, carried on and managed by a Board of Directors composed of one (1) or more members which number may be altered from time to time by the by-laws of this corporation within limitations prescribed by law. All of the officers and directors shall be individuals who are duly licensed or otherwise legally authorized to render professional real estate services in the State of Florida.

The officers of this corporation shall be president and any other officer as the Board of Directors may deem expedient.

ARTICLE IX

BOARD OF DIRECTORS

The corporation shall have a Board of Director(s) consisting of one person. The number of Directors may be increased or decreased from time to time by a resolution of the majority of the Stockholders but shall never be less than one. The name and address of the initial Directors of the corporation are:

LISA V. STANNARD

6166 N.W. 41st Drive  
Coral Springs, Fl. 33067

## ARTICLE X

### PRE-EMPTIVE RIGHTS

In the event of an issue of non-issued capital stock or of new stock, the existing shareholders at the time of such issue shall have the right to subscribe for and to purchase such stock so issued in a number of shares proportionate to the amount owned at the time of said subsequent issue. In the event that one or more of the shareholders shall fail or refuse to exercise their option, his or their right to subscribe shall inure to the benefit of the other shareholders. Written notice of intention to issue non-issued capital stock or new stock shall be given by the corporation to all shareholders and the shareholders shall notify the corporation of their intention to subscribe within fifteen (15) days after such notice.

Any shares offered to shareholders under their pre-emptive rights and not purchased shall again be offered to those shareholders who have exercised their pre-emptive rights, in proportion to their holdings. After one such reoffering, the corporation may sell any shares still unsold in any other manner permitted by these Articles.

## ARTICLES XI

### DISSOLUTION

The corporation may be dissolved at any time by unanimous written consent of the shareholders. On dissolution, the corporate property and assets shall, after payment of all debts of the corporation, be distributed to the shareholders pro rata, each

shareholder to participate in the distribution in direct proportion to the number of shares held by him.

ARTICLE XII

AMENDMENTS

The Articles of Incorporation may be amended, changed, altered or repealed in the manner now or hereafter prescribed by the Florida Statutes and all rights conferred upon the shareholders herein are granted subject to this reservation.

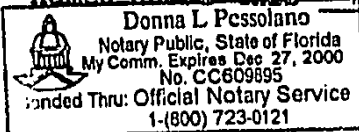
IN WITNESS HEREOF, we, the undersigned incorporators of this corporation, have executed these Articles of Incorporation this 14<sup>th</sup> day of October, 1997.

Lisa V. Stannard  
INCORPORATOR

STATE OF FLORIDA       )  
                                  ) SS:  
COUNTY OF BROWARD    )

I HEREBY CERTIFY that on this day before me a Notary Public, duly authorized in the State of Florida and County of Broward, to take acknowledgements personally appeared LISA V. STANNARD to me known to be the person described as subscriber to the foregoing Articles of Incorporation and who executed the same, and acknowledged before me that she subscribed to those Articles of Incorporation.

WITNESS my hand and official seal in the County and State named above this 14<sup>th</sup> day of October, 1997.



My Commission Expires:

Dec. 27, 2000

Donna L. Pessolano  
Notary Public, State of Florida  
DONNA L. PESSOLANO  
Name of Notary Public

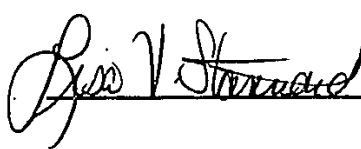
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DIVISION OF CORPORATIONS

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Certificate designating place of business or domicile for the Service of Process within Florida, named Agent upon whom process may be served.

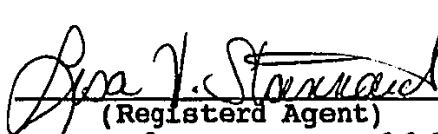
In compliance with Section 48.091, Florida Statutes, the following is submitted:

That LISA V. STANNARD, P.A., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business located at 6166 N.W. 41st Drive, Coral Springs, Florida 33067, has named LISA V. STANNARD, located at 6166 N.W. 41st Drive, Coral Springs, Florida 33067 to accept Service of Process within Florida.

  
\_\_\_\_\_

DATE: October 14, 1997.

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 all the provisions of all statutes relative to the proper and complete performance of my duties.

  
\_\_\_\_\_  
(Registered Agent)  
Date: Oct 14 1997