

LAW OFFICES  
**RYAN & RYAN, P.A.**  
THIRD FLOOR  
700 EAST DANIA BEACH BOULEVARD  
DANIA, FLORIDA 33004-3090

P980000080245

ARCHIE J. RYAN, III  
TIMOTHY M. RYAN  
CHRISTOPHER J. RYAN

TELEPHONE (954) 920-2921  
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September 10, 1998

**VIA FEDERAL EXPRESS**

Division of Corporations  
Department of State  
409 East Gaines Street  
Tallahassee, Florida 32399

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09/11/98 01076-005  
\*\*\*\*122.50 \*\*\*\*122.50

Re: Verona Realty Corp.  
Our File Number: 16274C-RE

Gentlemen:

Enclosed please find the original Articles of Incorporation and Certificate Designating Registered Agent for the above-named corporation which we request you file in your official file, along with a copy of the Articles of Incorporation and Certificate Designating Registered Agent which we request you certify and return to us.

Also enclosed please find our Trust Account check number 8495, payable to Secretary of State in the sum of \$122.50, to cover the following items:

Filing Fees	\$ 35.00
Certified Copy	52.50
Registered Agent Designation	<u>35.00</u>
Total:	<b>\$122.50</b>

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
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Thank you for your assistance in this matter.

Very truly yours,

  
ARCHIE J. RYAN III

AJR-III:lr  
Encls.

B. BROCK SEP 16 1998

**ARTICLES OF INCORPORATION**  
**OF**  
**VERONA REALTY CORP.**

I, THE UNDERSIGNED, desiring to form a corporation under the laws of the State of Florida, providing for the formation, liabilities, rights, privileges, and immunities of corporations for profit, DO HEREBY CERTIFY AS FOLLOWS:

**ARTICLE I**

**NAME OF CORPORATION**

The name of the corporation shall be VERONA REALTY CORP.

**ARTICLE II**

This corporation shall have perpetual existence unless sooner dissolved according to law.

**ARTICLE III**

**GENERAL NATURE OF BUSINESS**

The general nature of business of this corporation shall be as follows:

1. The corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida.
2. To transact the business of investing on behalf of itself or others, any part of its capital and such additional funds as it may obtain or any interest therein, either as tenant in common or otherwise, and selling or otherwise disposing of the corporation, and the enjoyment and exercise thereof, as conferred by the laws of the State of Florida, upon corporations for profit.

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**ARTICLE IV**

**CAPITAL STOCK**

The amount of the authorized capital stock of this corporation shall be ONE THOUSAND SHARES (1,000) shares of common stock, with a par value of One Dollar (\$1.00) per share. All of said stock shall be payable in cash, property, labor or services, at a just valuation to be fixed by the Board of Directors at a meeting called for that purpose.

**ARTICLE V**

**PRINCIPAL PLACE OF BUSINESS**

The principal place of business of this corporation shall be at 2033 East Hillsboro Boulevard, Deerfield Beach, Florida, 33441, with the privilege of having branch offices at other places within or outside the State of Florida, and within or outside the United States of America, and the name of its registered agent and initial registered office are JOHN COLANGELO, JR., 2033 East Hillsboro Boulevard, Deerfield Beach, Florida, 33441.

**ARTICLE VI**

**AMOUNT OF CAPITAL TO BEGIN BUSINESS**

The amount of capital with which this corporation shall commence business shall not be less than Five Hundred and 00/100 (\$500.00) Dollars.

**ARTICLE VII**

**NUMBER OF DIRECTORS**

The number of directors of this corporation shall not be less than one (1) nor more than five (5).

**ARTICLE VIII**

**DIRECTORS**

The names and post office addresses of the first Board of Directors of this corporation shall be three (3) in number, and who shall hold office for the first year, or until their successors are elected and have qualified, shall be:

JOHN COLANGELO  
2033 East Hillsboro Boulevard  
Deerfield Beach, Florida 33441

ANTHONY COLANGELO  
2033 East Hillsboro Boulevard  
Deerfield Beach, Florida 33441

JOHN COLANGELO, JR.  
2033 East Hillsboro Boulevard  
Deerfield Beach, Florida 33441

**ARTICLE IX**

**INCORPORATOR**

The name and address of the incorporator to the Articles of Incorporation is:

ANTHONY COLANGELO  
2033 East Hillsboro Boulevard  
Deerfield Beach, Florida 33441

**ARTICLE X**

**SPECIAL CHARTER PROVISIONS**

Directors and Officers of this corporation need not be Stockholders.

**ARTICLE XI**

**SUBCHAPTER "S" DESIGNATION**

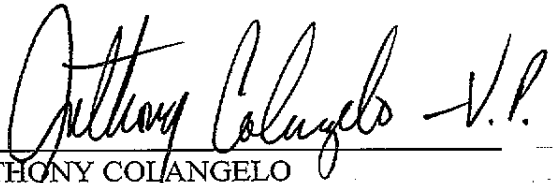
This corporation shall be designated as a Subchapter "S" corporation as such term is defined in the Internal Revenue Code.

**ARTICLE XII**

**DATE OF COMMENCEMENT**

The date of commencement of corporate existence of this corporation shall be on the date these Articles of Incorporation are filed with the Florida Department of State.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 10th day of September, 1998.

  
\_\_\_\_\_  
ANTHONY COLANGELO

STATE OF FLORIDA     )  
                                  )  
COUNTY OF BROWARD. )

PERSONALLY APPEARED before me, the undersigned authority, ANTHONY COLANGELO, to me well known to be the person described in and who executed and subscribed to the foregoing Articles of Incorporation, and he acknowledged before me that he executed and subscribed to the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at City of Dania, Broward County, Florida, this 10th day of September, 1998.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

**STATE OF FLORIDA**  
**DEPARTMENT OF STATE**

Certificate Designating Place of Business or Domicile for the Service of Process Within This State, Naming Agency Upon Whom Process May be Served and Name and Addresses of the Officers and Directors.

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The following is submitted, in compliance with Chapter 48-091, Florida Statutes.

**VERONA REALTY CORP.**

a corporation organized (or organizing) under the laws of the State of Florida, with its principal office at: 2033 East Hillsboro Boulevard, in the City of Deerfield Beach, County of Broward, State of Florida, has named JOHN COLANGELO, JR., located at 2033 East Hillsboro Boulevard in the City of Deerfield Beach, County of Broward, State of Florida, as its agent to accept service of process within this state.

**OFFICERS:**

<u>NAME</u>	<u>TITLE</u>	<u>SPECIFIC ADDRESS</u>
JOHN COLANGELO	President	2033 East Hillsboro Boulevard Deerfield Beach, Florida 33441
ANTHONY COLANGELO	Vice-President Secretary	2033 East Hillsboro Boulevard Deerfield Beach, Florida 33441
JOHN COLANGELO, JR.	Treasurer	2033 East Hillsboro Boulevard Deerfield Beach, Florida 33441

**BOARD OF DIRECTORS:**

JOHN COLANGELO

2033 East Hillsboro Boulevard  
Deerfield Beach, Florida 33441


ANTHONY COLANGELO

2033 East Hillsboro Boulevard  
Deerfield Beach, Florida 33441

JOHN COLANGELO, JR.

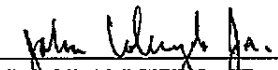
2033 East Hillsboro Boulevard  
Deerfield Beach, Florida 33441

Dated this 10th day of September, 1998.

  
ANTHONY COLANGELO, Vice-President

**ACCEPTANCE:**

I agree, as Resident Agent, to accept service of process, to keep the office open during prescribed hours, and to post my name (and any other officers of said Corporation authorized to accept service of process at the above Florida designated address) in some conspicuous place in office as required by law.

  
JOHN COLANGELO, JR., Registered Agent

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SECRETARY OF STATE  
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