



THE UNITED STATES  
CORPORATION  
COMPANY

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98 OCT 20 PM 1:52

DIVISION OF CORPORATION

ACCOUNT NO. : 072100000032

REFERENCE : 002246 134074A

AUTHORIZATION :

*Patricia Pizito*

COST LIMIT : \$ 78.75

ORDER DATE : October 20, 1998

ORDER TIME : 1:07 PM

ORDER NO. : 002246-005

CUSTOMER NO: 134074A

CUSTOMER: Ms. Renee M. Dunn  
BRIAN L. LIPSHY, P.A.  
BRIAN L. LIPSHY, P.A.  
Suite 417  
1200 North Federal Highway  
Boca Raton, FL 33432

000002568330--0

DOMESTIC FILING

NAME: BANKERS ROW TITLE & ESCROW  
COMPANY

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Deborah Schroder

EXAMINER'S INITIALS:

511  
W98-23904

98 OCT 20 AM 10:28

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS

*g* 11/2/98



ROBERT F. MILLIGAN  
COMPTROLLER OF FLORIDA

OFFICE OF COMPTROLLER  
DEPARTMENT OF BANKING AND FINANCE  
STATE OF FLORIDA  
TALLAHASSEE  
32399-0350

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
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October 27, 1998

Renee M. Dunn  
Legal Assistant  
Brian, Louis, Lipshy, PA  
1200 North Federal Highway  
Suite 417  
Boca Raton, FL 33432

Dear Ms. Dunn:

Re: "Bankers Row Title & Escrow Company"

Thank you for your recent letter/fax requesting approval for use of the above-referenced name. It is the opinion of this Department that your name is definitive enough to differentiate the business being conducted from that of a commercial bank or trust company. Therefore, the Department does not object to your use of the above-referenced name being registered to conduct business in the State of Florida.

Sincerely,

A handwritten signature in cursive script that reads "Art Simon".

Art Simon  
Director  
Division of Banking  
101 East Gaines Street  
The Fletcher Building - Sixth Floor  
Tallahassee, FL 32399-0350  
(850) 488-1111

:kr

cc: Karon Beyer, Chief  
Bureau of Corporate Records  
Division of Corporations  
Secretary of State's Office



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

October 21, 1998

CSC NETWORKS  
1201 HAYS STREET  
TALLAHASSEE, FL 32301

SUBJECT: BANKERS ROW TITLE & ESCROW COMPANY  
Ref. Number: W98000023964

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DIVISION OF CORPORATIONS

**RESUBMIT**  
Please give original  
submission date as file date.

We have received your document for BANKERS ROW TITLE & ESCROW COMPANY and the authorization to debit your account in the amount of \$78.75. However, the document has not been filed and is being returned for the following:

Written approval and clearance of the terms BANK, BANKER, BANC, BANKING, TRUST COMPANY, BANCSHARES, SAVINGS & LOAN ASSOCIATION, SAVINGS BANK, or CREDIT UNION must be obtained from the Division of Banking and Finance, pursuant to section 655.922(2a), Florida Statutes. The address is:

Division of Banking  
Director's Office  
101 E. Gaines St.  
Fletcher Bldg., 6th Floor.  
Tallahassee, FL 32399-0350  
(850) 488-1111.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6973.

Claretha Golden  
Document Specialist

Letter Number: 998A00052008

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**ARTICLES OF INCORPORATION**  
**OF**  
**BANKERS ROW TITLE & ESCROW COMPANY**

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DIVISION OF CORPORATIONS  
98 OCT 20 AM 10:29

I, the undersigned, being of legal age and a natural person, do hereby subscribe to, acknowledge and file the following Articles of Incorporation for the purpose of creating a Corporation under the laws of the State of Florida.

**ARTICLE I**

The name and initial address of this Corporation shall be

Bankers Row Title & Escrow Company  
201 N.E. First Avenue  
Delray Beach, Florida 33444

**ARTICLE II**

This Corporation may engage in any activity or business permitted under the laws of the State of Florida for corporations, including the issuance of title insurance and acting as title agent in the sale and development of real property.

**ARTICLE III**

The Capital stock of this Corporation, the par value thereof, and the characteristics of such stock shall be as follows:

<u>NUMBER OF SHARES</u> <u>AUTHORIZED</u>	<u>PAR VALUE</u> <u>PER SHARE</u>	<u>CLASS OF</u> <u>STOCK</u>
1,000	\$1.00	Common

The consideration for all of the said stock shall be payable in cash, property (real or personal), labor or services in lieu of cash, at a just valuation to be fixed by the Board of Directors of the Corporation.

**ARTICLE IV**

This Corporation shall commence its existence immediately upon the filing of these Articles of Incorporation and shall exist perpetually thereafter, unless sooner dissolved according to law.

#### ARTICLE V

The initial registered office of this corporation shall be located at 201 N.E. First Avenue, Florida 33444, with the privilege of having its office and branch offices at other places within or without the State of Florida. The initial registered agent at that address shall be Brian Louis Lipshy.

#### ARTICLE VI

This corporation shall have at least one director, with the exact number to be specified by the stockholders from time-to-time unless the stockholders shall, by a majority vote thereafter, determine that the Corporation be managed by the Stockholders.

#### ARTICLE VII

The name and address of the first director(s) and officer(s) of the corporation who shall hold office for the first year or until his successor(s) is duly elected and qualified, shall be:

Brian Louis Lipshy, Director, President, Secretary  
201 N.E. First Avenue  
Delray Beach, Florida 33444

Robert S. Saraga, Director, Vice President, Treasurer  
201 N.E. First Avenue  
Delray Beach, Florida 33444

#### ARTICLE VIII

The name and address of the incorporator is:

Brian Louis Lipshy  
201 N.E. First Avenue  
Delray Beach, Florida 33444

#### ARTICLE IX

No contract or other transaction between this Corporation and any other corporation, and no act of this Corporation, shall in any way be affected or invalidated by the fact that the directors of this Corporation are pecuniarily or otherwise interested in, or are directors or officers of, such other corporation. Any director individually, or any firm of which any director may be a member, may be a party to, or may be pecuniarily or otherwise interested in, any contract or transaction of this Corporation, provided that the fact he or such firm is so interested shall be disclosed or shall have been known to the Board of Directors or a majority thereof, and any director of this Corporation who is also a director of such other corporation, or who is so interested, may be counted in determining the existence of quorum at any meeting of the Board of Directors of this Corporation which shall authorize any such contract or transaction with like force and effect as if he were not such a director or officer of such other corporation, or not so interested.

## ARTICLE X

The private property of the stockholders shall not be subject to payment of the corporate debts to any extent.

## ARTICLE XI

The Corporation shall indemnify, or advance expenses to, to the fullest extent authorized or permitted by the Florida General Corporation Act, any person made, or threatened to be made, a party to any action, suit or proceeding by reason of the fact that he (i) is or was a director of the Corporation; (ii) is or was serving at the request of the Corporation as a director of another corporation; (iii) is or was an officer of the Corporation, provided that he is or was at the time a director of the Corporation; or (iv) is or was serving at the request of the Corporation as an officer of another corporation, provided that he is or was at the time a director of the Corporation, serving at the request of the Corporation. Unless otherwise expressly prohibited by the Florida General Corporation Act, and except as otherwise provided in the foregoing sentence, the Board of Directors of the Corporation shall have the sole and exclusive discretion, on such terms and conditions as it shall determine, to indemnify, or advance expenses to, any person made, or threatened to be made, a party to any action, suit or proceeding by reason of the fact that he is or was an officer, employee or agent of the Corporation, or is or was serving at the request of the Corporation as an officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise. No person falling within the purview of the foregoing sentence may apply for indemnification or advancement of expenses to any court of competent jurisdiction.

## ARTICLE XII

The initial By-Laws of this Corporation shall be adopted by the Board of Directors. The By-laws may be repealed or amended and new By-Laws may be adopted by either the Board of Directors or the Shareholders.

IN WITNESS WHEREOF, I, the undersigned, being the incorporator hereinabove named, for the purpose of forming a corporation to do business both within and without the State of Florida under the laws of Florida, make and file these Articles of Incorporation, hereby certifying and declaring that the facts stated herein are true, and hereunto set my hand and seal this 19th day of October, 1998.



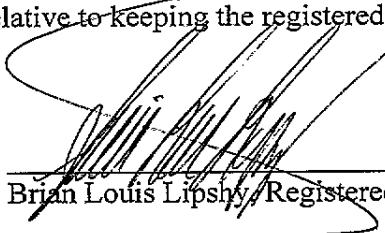
Brian Louis Lipshy, Incorporator

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.**

In compliance with the laws of the State of Florida, the following is submitted:

1. Bankers Row Title & Escrow Company, desiring to organize under the laws of the State of Florida, has named Brian Louis Lipshy its statutory registered agent.

Having been named the statutory agent of the above-named Corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

  
Brian Louis Lipshy, Registered Agent

Dated this 19th day of October, 1998

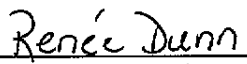
STATE OF FLORIDA                    }  
  } ss:  
COUNTY OF PALM BEACH            }

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98 OCT 20 AM 10:29

The foregoing instrument was acknowledged before me on this 19th day of October, 1998 by Brian Louis Lipshy as Incorporator and as Registered Agent of Bankers Row Title & Escrow Company on behalf of the Corporation.

  
Notary Public, State of Florida

My commission expires:

  
Printed Name of Notary Public



Form of I.D.

☒ Personally Known  
☐ Other No. \_\_\_\_\_