

P98000101369

FROM

ATLANTIC MORTGAGE  
STE 300  
2740 E OAKLAND PARK BLVD

FL 33306

Prepr.

Met

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-11/23/98--01110--001  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

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

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(Corporation Name) (Document #)

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NEW FILINGS	
<input type="checkbox"/>	Profit
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<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

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

FILED  
98 DEC -7 AM 11:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
86-1-21



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

November 25, 1998

ATLANTIC MORTGAGE  
STE.300,2740 E. OAKLAND PARK BLVD.  
FT. LAUDERDALE, FL 33306

SUBJECT: TOTAL REALTY CONCEPTS INC.  
Ref. Number: W98000026603

We have received your document for TOTAL REALTY CONCEPTS INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

We regret that we were unable to contact you by phone. Please return the corrected document with a letter providing us with an address and telephone number where you can be reached during working hours.

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as Registered Agent.")

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) 487-6930.

Carolyn Batten  
Document Specialist

Letter Number: 898A00056522

**ARTICLES OF INCORPORATION**  
**OF**  
**TOTAL REALTY CONCEPTS INC.**

**FILED**  
98 DEC -7 AM 11:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

Article I. NAME

The name of the corporation shall be:

**TOTAL REALTY CONCEPTS INC.**

The principal place of business of this corporation shall be 2740 East Oakland Park Blvd., Suite 300A, Fort Lauderdale, Fl. 33306.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

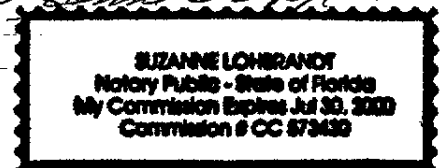
The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1000 shares of common stock having \$1.00 par value per share.

ARTICLE IV. ADDRESS

The street address of the initial registered office of the corporation shall be 2740 East Oakland Park Blvd., Suite 300A, Fort Lauderdale, Florida 33306, and the name of the initial registered agent of the corporation at that address is Louis Brawer.

I, Louis Brawer, am familiar with and accept the duties and responsibilities as Registered Agent for Total Realty Concepts Inc.

  
Louis Brawer



ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. SPECIAL PROVISION

~~It is the intent of the incorporator that the corporation will qualify as a regular corporation under the Internal Revenue Code. Such actions as are necessary will be taken by the appropriate officers to accomplish this compliance.~~

ARTICLE VII. OFFICERS AND DIRECTORS

~~This corporation shall have two officers and two directors initially. The name and street address of the initial officer and directors who shall hold office for the first year of the corporation, or until their successors are elected or appointed are:~~

Barbara Johnson  
4230 NE 28th Avenue  
Fort Lauderdale, FL 33306  
Pres./Dir.

Louis H. Brawer  
1961 NW 38th Terrace  
Coconut Creek, FL 33066  
Vice Pres./Sec./Dir.

FILED  
98 DEC -7 AM 11:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLE VIII. SUBSCRIBER

The name and street address of the subscriber to these Articles of Incorporation is:

Barbara H. Johnson  
2740 East Oakland Park Blvd #300A  
Fort Lauderdale, FL 33306

~~IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 19th day of November, 1998.~~

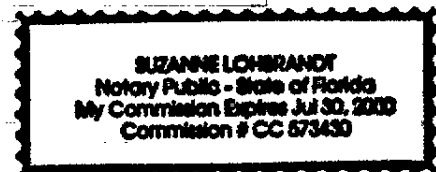
Barbara H. Johnson

STATE OF FLORIDA

COUNTY OF BROWARD

~~The foregoing instrument was acknowledged before me this 19th day of November, 1998.~~

Suzanne Lohrhardt  
Notary Public, State of Florida



My commission expires: 7/30/2000