

**P9500007247**  
THE REAL ESTATE LAW FIRM  
OF  
RICHARD JOHN BRODEUR, P. A.  
BOARD CERTIFIED REAL ESTATE LAWYER

**FILED**  
95 JAN 24 AM 11:24  
TALLAHASSEE, FLORIDA

January 23, 1995

Corporate Records Bureau  
Division of Corporations  
Department of State  
Post Office Box 6327  
Tallahassee, Florida 32314

Re: ISLAND VENTURE PARTNERS, INC.

200001388952  
-01/25/95--01032--010  
\*\*\*\*122.50 \*\*\*\*122.50

Gentlemen:

Enclosed please find the original and one (1) copy of the Articles of Incorporation for ISLAND VENTURE PARTNERS, INC.

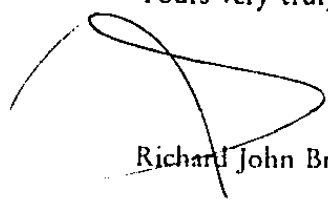
Enclosed also please find Clients Trust Account Check No. 1541 in the amount of \$122.50 for payment of the following:

Registered Agent Designation	\$ 35.00
Certified Charter	\$ 52.50
Filing Fee	<u>\$ 35.00</u>
	\$122.50

Please send my office a certified copy of the Articles after they have been properly filed with your Department. I enclose a prepaid Federal Express mailer to assist you in returning the certified copy of the Articles to my office via overnight courier service.

If you have any questions or comments, please let me know. Many thanks for your courtesy, cooperation and assistance.

Yours very truly,



Richard John Brodeur

RJB/ms-Enclosures  
cc: Mrs. Lucy Armenia  
via Federal Express, Airbill Number 121 2391 924

Direct Line (813) 472-1734 \*\* Real Estate Line (813) 472-5433 \*\* Fax Line (813) 472-5420  
Florida, USA, and International Line 1-800-330-1734  
MAILING ADDRESS: Post Office Box 214 Sanibel Island, Florida 33957  
STREET ADDRESS: Four Lime Tree Center 1640 Periwinkle Way Sanibel Island, Florida

D. BROWN JAN 27 1995

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TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF  
ISLAND VENTURE PARTNERS, INC.

ARTICLE I - NAME AND ADDRESS

The name of this corporation shall be ISLAND VENTURE PARTNERS, INC., A Florida Corporation. The principal office of the corporation is 695 Tarpon Bay Road, Suite 7, Sanibel Island, Florida 33957; the mailing address of the corporation is Post Office Box 716, Sanibel Island, Florida 33957.

ARTICLE II - TERM OF EXISTENCE

This corporation is to have perpetual existence.

ARTICLE III - PURPOSE

The general nature of the business to be transacted by this corporation shall be as follows:

- A. To organize and operate a land holding business in the State of Florida.

B. To transact any and all lawful business in the State of Florida pursuant to Florida Statutes, Chapter 607.

#### ARTICLE IV - AUTHORIZED SHARES

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time shall be five thousand (5,000) shares of common stock, which shall have a par value of \$ .01 per share. The shares of stock may be issued and disposed of for such consideration as may be fixed by the Board of Directors from time to time.

#### ARTICLE V - REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 695 Tarpon Bay Road, Suite 7, Sanibel Island, Florida 33957, and the name of the initial Registered Agent of this corporation is John Armenia.

#### ARTICLE VI - DIRECTORS

This corporation shall have one (1) director initially. The number of directors may be either increased or decreased from time to time by the Bylaws, but shall never be less than one (1). The name and address of the initial director and officer of this corporation is:

Lucy Armenia  
695 Tarpon Bay Road, Suite 7  
Sanibel Island, Florida 33957

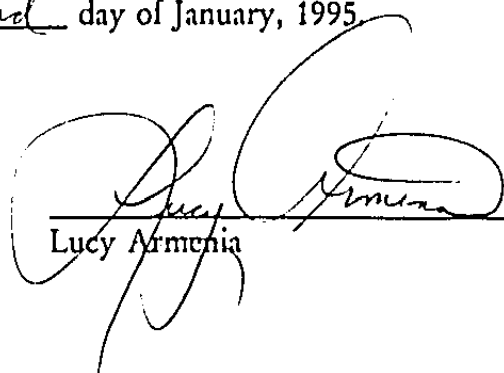
President / Director

ARTICLE VI - INITIAL INCORPORATORS

The name and address of the initial incorporator or subscriber of  
this corporation is:

Lucy Armenia  
695 Tarpon Bay Road, Suite 7  
Sanibel Island, Florida 33957

IN WITNESS WHEREOF, Lucy Armenia has hereunto set her  
hand and seal this 23rd day of January, 1995.

  
\_\_\_\_\_  
Lucy Armenia (SEAL)

STATE OF FLORIDA

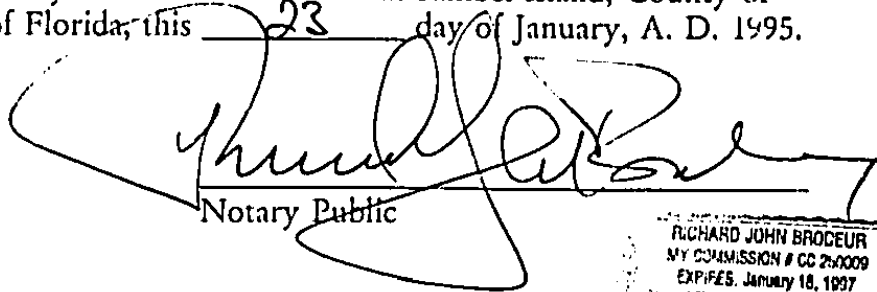
COUNTY OF LEE

I HEREBY CERTIFY that on this day LUCY ARMENIA personally appeared before me, the undersigned Notary Public, an officer duly authorized to administer oaths and take acknowledgments. LUCY ARMENIA,

known personally to me, or  
 having produced as identification a passport,  
driver's license, or other photo identification,  
pursuant to Florida Statute 117.05(5)(b)2.c.(I-V),

and acknowledged to and before me that she is the individual described in and who executed the foregoing Articles of Incorporation freely and voluntarily for the purposes therein expressed.

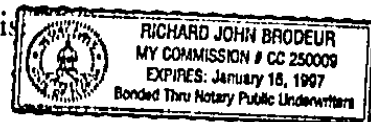
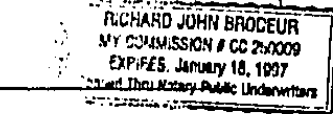
WITNESS my hand and official seal at Sanibel Island, County of Lee, and State of Florida, this 23 day of January, A. D. 1995.

  
Notary Public

Printed Name of Notary

My Commission Number is

My Commission expires:



FILED  
95 JUN 24 11:11:24  
RECORDS & COMM. DIV.  
TALLAHASSEE, FLORIDA

CERTIFICATE OF DESIGNATION  
REGISTERED AGENT / REGISTERED OFFICE

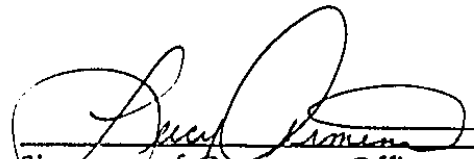
Pursuant to the provisions of Section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following Statement in designating the Registered Office / Registered Agent, in the State of Florida:

1. The name of the corporation is:

ISLAND VENTURE PARTNERS, INC.

2. The name and address of the Registered Agent and Office of the corporation is:

John Armenia  
695 Tarpon Bay Road, Suite 7  
Sanibel Island, Florida 33957



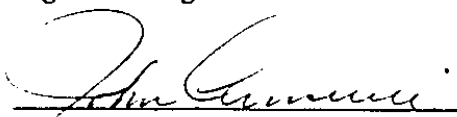
Signature of Corporate Officer

Lucy Armenia

Title: President

Date: January 23rd, 1995

Having been named as Registered Agent and to accept Service of Process for the above-stated corporation at the place designated in this Certificate, I hereby accept the appointment as Registered Agent and agree to act in this 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 Registered Agent.



Signature of Resident Agent

John Armenia

Date: January 23, 1995