

MARK R. LEWIS, P.A.  
ATTORNEY AT LAW  
FIRST UNION BANK BUILDING  
3131 - 66th STREET NORTH, SUITE A  
ST. PETERSBURG, FLORIDA 33710

MARK R. LEWIS, SR.  
ADM. IN OHIO & FLORIDA

PHONE 813-381-1946  
FAX 813-345-3008

P96000028871

March 27, 1996

Florida Department of State  
Division of Corporations  
Post Office Box 6327  
Tallahassee, FL 32314

RE: Century 21, American Dream Realty, Inc.  
New Florida Corporation

Gentlemen:

Please find enclosed original and one copy of Articles of Incorporation for Century 21, American Dream Realty, Inc. together with check for \$122.50 to cover costs. Please note corporate existence commenced March 25, 1996.

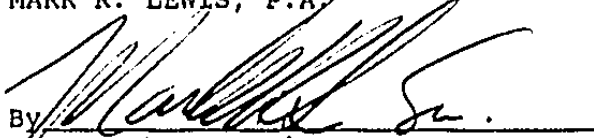
Please return one certified copy of the Articles in care of the undersigned.

Yours very truly,

100001760141  
-03/27/96--01100--006  
\*\*\*\*122.50 \*\*\*\*122.50

MARK R. LEWIS, P.A.

By

  
Mark R. Lewis, Sr.

MRL/  
Encls.

cf\cent21\sos-1tr

Dmc  
4/3/96

EFFECTIVE DATE  
3-25-96

FILED  
56 MAR 27 AM 9:28  
SEC. OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

Century 21, American Dream Realty, Inc.

FILED

96 MAR 27 AM 9:28

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

EFFECTIVE DATE

3-25-96

The undersigned, for the purpose of forming a corporation under the Florida General Corporation Act, hereby adopts the following Articles of Incorporation:

ARTICLE ONE - NAME AND MAILING ADDRESS

The name of the Corporation is Century 21, American Dream Realty, Inc.. The mailing address for the corporation is 301 62nd Ave. N., St. Petersburg, Florida 33702.

ARTICLE TWO - TERM OF EXISTENCE

The corporation shall have perpetual existence. The corporation shall commence existence on March 25, 1996

ARTICLE THREE - PURPOSE

The purposes for which the Corporation is organized are:

- A. To operate a real estate company.
- B. To invest the funds of the Corporation in real estate, mortgages, stocks, bonds, or any other type of investment, and to own real and personal property necessary for conducting the business of the Corporation.
- C. To do everything necessary and proper for the

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accomplishment of any of the purposes or attaining of any of the objects or furtherance of any of the purposes enumerated in these Articles of Incorporation, or any amendment thereof, necessary or incidental to the protection and benefit of the Corporation, and in general, either alone or in association with any other corporations, firms, or individuals, to carry on any lawful pursuit necessary or incidental to the accomplishment of the purposes, or attainment of the objects or the furtherance of such purposes or objects of the Corporation.

D. To engage in any activity or business permitted under the laws of the United States and of the State of Florida.

The foregoing paragraphs shall be construed as enumerating both objects and purposes of the Corporation; and it is expressly provided hereby that the foregoing enumeration of specific purposes shall not be held to limit or restrict in any manner the purposes of the Corporation otherwise permitted by law.

#### ARTICLE FOUR - CAPITAL STOCK

The capital stock of the Corporation shall be 1,000 shares of common stock having a par value of \$.50 per share.

#### ARTICLE FIVE - REGISTERED OFFICE

The street address of the initial registered office of the Corporation is 3131 - 66th Street North, Suite A, St. Petersburg, Florida, 33710, and the name of the initial registered agent at such address is MARK R. LEWIS, Sr.

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**ARTICLE SIX - DIRECTORS**

The business of the Corporation shall be managed by its Board of Directors. The number of Directors constituting the entire Board shall not be less than one; and subject to such minimum may be increased or decreased from time to time by amendment of the By-Laws in a manner not prohibited by law. Until so changed, the number shall be two.

**ARTICLE SEVEN - INITIAL DIRECTORS**

This Corporation shall have 2 Directors initially. The name and address of the members of the initial Board of Directors are:

Name	Address
Richard C. Harris	c/o MARK R. LEWIS, Sr. Suite A 3131 66th St. N. St. Petersburg, Florida 33710
Charles M. Borden	c/o MARK R. LEWIS, Sr. Suite A 3131 66th St. N. St. Petersburg, Florida 33710

**ARTICLE EIGHT - INCORPORATOR**

The name and address of the person signing these Articles of Incorporation as incorporator is MARK R. LEWIS, Sr., 3131 - 66th Street North, Suite A, St. Petersburg, FL, 33710.

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#### ARTICLE NINE - BY-LAWS

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board of Directors and the Shareholders. Any By-Laws adopted by the Board of Directors or the Shareholders may be altered, amended, or repealed by the other group except that any By-Law adopted by the Shareholders may provide that it can only be altered, amended, or repealed by the Shareholders.

#### ARTICLE TEN - CONTRACTS

No contract or other transaction between the Corporation and any other corporation shall be affected by the fact that any Director of the Corporation is interested in, or is a Director or officer of, such other corporation, and any director, individually or jointly, may be a party to, or may be interested in, any contract or transaction of the Corporation or in which the Corporation is interested; and no contract or transaction of the Corporation with any person, firm or corporation shall be affected by the fact that any Director of the Corporation is a party in any way connected with such person, firm or corporation, and every person who may become a Director of the Corporation is hereby relieved from any liability that might otherwise exist from contracting with a corporation for the benefit of himself or any firm, association, or corporation in which he may be in any way interested.



ARTICLE ELEVEN - AMENDMENT

Section 1. The Corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the Shareholders by these Articles of Incorporation or the By-Laws is subject to this reservation.

Section 2. These Articles of Incorporation may be amended in the manner provided by the Florida General Corporation Act effective January 1, 1971, or as it is thereafter amended.

ARTICLE TWELVE - INDEMNIFICATION

The Corporation shall indemnify any officer or Director or any former officer or Director to the full extent permitted by law.

ARTICLE THIRTEEN - RESTRAINT ON ALIENATION OF SHARES

The Stockholders of the Corporation shall have the power to include in the By-Laws, adopted by a two-third majority of the Stockholders of the Corporation, any regulatory or restrictive provisions regarding the proposed sale, transfer, or other disposition of any of the outstanding stock of the Corporation by any of its Stockholders, or in the event of the death of any of its Stockholders. The manner and form, as well as the relevant terms, conditions, and details thereof, shall be determined by the Stockholders of the Corporation; provided, however, that such regulatory or restrictive provisions shall not affect the rights of third parties without actual notice thereof, unless the existence



of such provisions shall be plainly written upon the certificate evidencing the ownership of such stock.

IN WITNESS WHEREOF, I have subscribed my name this 26 day of March, 1996.

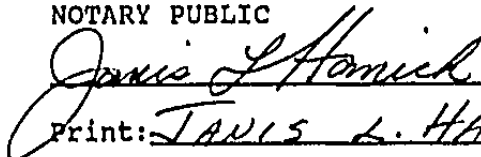
  
MARK R. LEWIS, Sr., Incorporator

STATE OF FLORIDA

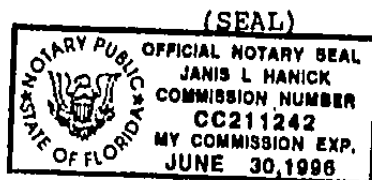
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March, 1996, by MARK R. LEWIS, Sr., as incorporator of Century 21, American Dream Realty, Inc., a Florida corporation, on behalf of the corporation.  He is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC

  
Print: JANIS L. HANICK

My Commission Expires: 6-30-96



**ACCEPTANCE BY REGISTERED AGENT**

I HEREBY ACCEPT the designation of initial Registered Agent

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for Century 21, American Dream Realty, Inc., as stated in those  
Articles of Incorporation.

  
MARK R. LEWIS, Sr., Registered  
Agent

of\cent21\articles

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CONSENT TO USE OF NAME

KNOW ALL MEN BY THESE PRESENTS, that the undersigned the owner of that certain fictitious name known as Century 21, American Dream Realty, Registration No. G94045000201, hereby consents to the incorporation of the corporation known as Century 21, American Dream Realty, Inc., and having MARK R. LEWIS, Sr. as its incorporator.

In witness whereof, the undersigned has affixed his signature as of the 26 day of March, 1996.

*Richard C. Harris*  
Richard C. Harris

STATE OF FLORIDA  
COUNTY OF PINELLAS

SUBSCRIBED AND SWORN TO before me on this 26 day of March, 1996, by Richard C. Harris, who is personally known to me or has presented \_\_\_\_\_ as identification and who did take an oath.

*Mark R. Lewis*  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

(SEAL)

cf\cent21\consent

