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Division of Corporations  
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DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

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## FLORIDA PROFIT/NON PROFIT CORPORATION

REALIZE BRADENTON, INC.

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**ARTICLES OF INCORPORATION  
OF  
REALIZE BRADENTON, INC.**

I, the undersigned, do hereby subscribe my name to these Articles of Incorporation for the purpose of creating a Corporation, not-for-profit in nature and purpose, in accordance with Chapter 617, Florida Statutes, as now in force or hereafter amended.

**ARTICLE I  
NAME, ADDRESS AND INITIAL REGISTERED AGENT AND OFFICE**

The name of this Corporation shall be Realize Bradenton, Inc. ("Corporation"). The address of the Corporation's principal place of business, and its mailing address is 802 11<sup>th</sup> Street West, Bradenton, Florida 34209. The street address of the initial registered agent is 802 11<sup>th</sup> Street West, Bradenton, Florida 34205, and the name of the initial registered agent is Blalock, Walters, Held & Johnson, P.A.

**ARTICLE II  
OBJECTIVES AND PURPOSES**

The general objectives and purposes of this Corporation shall be:

1. The Corporation is organized exclusively for religious, charitable, scientific, literary and educational purposes, including for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code, or the corresponding provision of any future Federal tax code.
2. The promotion of arts, culture, and heritage in conjunction with downtown redevelopment and economic prosperity, particularly, but not exclusively, in downtown Bradenton, Manatee County, Florida; and education of the public on the aforementioned.
3. To create an environment for the Corporation that supports and rewards honesty, integrity and trust.
4. To establish and publish rules and regulations governing:
  - a) The adoption and publication of Bylaws; and
  - b) The adoption of the corporate seal.
5. To enter into contractual agreements, including but not limited to the lease, purchase and sale, of any and all kinds of real and personal property which may be necessary or appropriate for any of the foregoing objectives and purposes and enter into agreements with persons or agents for the provision of professional services relating to the foregoing objectives and purposes.
6. To borrow money and mortgage, pledge, encumber, or otherwise hypothecate assets of the Corporation as security therefor.

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7. To employ the foregoing general purposes and objectives as guidelines, which are not to be construed as limitations. Said purposes may from time to time be changed through lawful procedures as directed by a vote of the Corporation's Directors in accordance with its published or adopted Bylaws. This Corporation shall also have all other common law and statutory powers as are provided by the laws of the State of Florida under which this Corporation as a Corporation is organized.
8. Notwithstanding any other provision of these Articles, this Corporation shall not carry on any other activities not permitted to be carried on (a) by an organization exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code (or corresponding section of any future Federal tax code), or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code (or corresponding section of any future Federal tax code).

### **ARTICLE III TERM OF EXISTENCE**

Pursuant to the provisions of Section 617.0123, Florida Statutes, this Corporation shall begin existence upon the filing of these Articles of Incorporation with the Secretary of State, State of Florida. This Corporation shall have perpetual existence or as determined earlier by the laws of the State of Florida, or by the vote of its Directors as provided in the Bylaws of this Corporation.

### **ARTICLE IV NAME AND ADDRESS OF INCORPORATOR**

Brent T. Hoard, Esq.  
802 11<sup>th</sup> Street West  
Bradenton, Florida 34205

### **ARTICLE V DIRECTORS OF THE CORPORATION**

The affairs of the Corporation shall be managed by its Officers and Board of Directors. The Officers of this Corporation shall be as follows: Chair, Vice Chair, President, Vice President, Secretary, Treasurer, and such other officers with such other duties and tenures as set forth and provided by the Bylaws of the Corporation.

The Board of Directors shall consist of not less than fifteen (15) nor more than twenty-one (21) Directors who shall be elected, qualified as to their membership and hold office in accordance with the provisions of the Bylaws of this Corporation.

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**ARTICLE VI  
NAMES OF INITIAL DIRECTORS AND OFFICERS**

**A. Directors:**

Vernon DeSear	206 2 <sup>nd</sup> Street East, Bradenton, Florida 34208
Susan Walters	511 51 <sup>st</sup> Street NW, Bradenton, Florida 34209
Michael T. Kennedy	101 Old Main Street, Bradenton, Florida 34205
Jacqueline Dezelski	P.O. Box 321, Bradenton, Florida 34205
Ann Wykell	101 Old Main Street, Bradenton, Florida 34205
Brynne Anne Besio	P.O. Box 9265, Bradenton, Florida 34206
Peter Barrie	386 Peppertree Lane, Ellenton, Florida 34222
Hugh D. Miller	1200 1 <sup>st</sup> Avenue West, Suite 200, Bradenton, Florida 34205
Catherine B. Slusser	1405 4 <sup>th</sup> Avenue West, Bradenton, Florida 34205
George W. Najmy	7770 Camden Harbour Drive, Bradenton, Florida 34232
Joan Voyles	P.O. Box 794, Anna Maria, Florida 34216
John R. Chappie	P.O. Box 1000, Bradenton, Florida 34206
Robert W. Revels	9606 Braden Run, Bradenton, Florida 34202
Johnette Isham	1001 Manatee Avenue West, Bradenton, Florida 34205
Patrick Roff	602 Virginia Drive, Bradenton, Florida 34205
Lynn Gillman	1003 Riviera Dunes Way, Palmetto, Florida 34221
Kevin J. Webb	1102 10 <sup>th</sup> Avenue West, Bradenton, Florida 34205
Sam Hershfield	1400 Barcarrota Blvd., Suite 303, Bradenton, Florida 34205

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**B. Officers:**

Chair/President:	Vernon DeSear
Vice Chair/Vice President:	Susan Walters
Secretary:	Michael T. Kennedy

**ARTICLE VII  
AMENDMENT OF THE ARTICLES OF INCORPORATION**

A. The Articles of Incorporation may be altered, amended or repealed in whole or in part by the majority vote of all members of the Board of Directors of the Corporation at any duly-called and noticed regular or special meeting. Any Amendments of the Articles of Incorporation, upon the approval by the Secretary of State of Florida and upon filing in the office of the said Secretary of State and paying all required filing fees, shall become and be taken as part of these Articles of Incorporation.

B. Notwithstanding the foregoing Section A, the officers or directors of the Corporation shall not cause any amendment or alteration of the Articles of Incorporation or Bylaws to be made which would alter the intention and purposes expressed in Article II or which would conflict with the provisions of Articles VIII and IX of these Articles of Incorporation.

**ARTICLE VIII  
RESTRICTIONS**

*Notwithstanding any other Article of these Articles of Incorporation, the Corporation:*

A. Shall distribute its income, if any, for each tax year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Internal Revenue Code (or corresponding section of any future Federal tax code).

B. Will not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code (or corresponding section of any future Federal tax code).

C. Will not retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code (or corresponding section of any future Federal tax code).

D. Will not make any investments in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code (or corresponding section of any Future federal tax code).

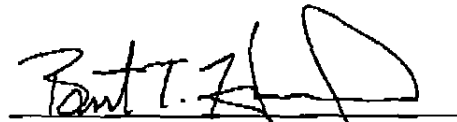
E. Will not make any expenditures as defined in Section 4945(d) of the Internal Revenue Code (or corresponding section of any future Federal tax code).

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No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its trustees, directors, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of Section 501(c)(3) purposes. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.

#### ARTICLE IX DISSOLUTION

In the event the Corporation is dissolved by either voluntary or involuntary means, all assets of the Corporation shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, *i.e.*, charitable, educational, religious or scientific (or corresponding section of any future Federal tax code), or shall be distributed to the Federal government, or to a state or local government for a public purpose. The determination required hereby shall be made by the Corporation's Board of Directors in their sole discretion, applying the guidelines set forth herein. Any such assets not so disposed of shall be disposed of by a Court of competent jurisdiction of the county in which the principal office of the Corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

  
Brent T. Hoard, Esq., Incorporator

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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.

**BLALOCK, WALTERS, HELD & JOHNSON, P.A.,**  
a Florida professional service corporation

By: \_\_\_\_\_  
Melanie Luten, Vice President

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