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James E. Johnson II

FILED  
OCT 25 1996  
TALLAHASSEE, FLORIDA

October 21, 1996

Secretary of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

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-10/24/96--01047--015  
\*\*\*\*122.50 \*\*\*\*122.50

Re: Century 21 Tampa Bay Council, Inc.

Dear Madam/Sir:

Enclosed please find an original and one (1) copy of the Articles of Incorporation for Century 21 Tampa Bay Council, Inc. together with my firm check in the amount of \$122.50 representing the filing fee. Please file the Articles of Incorporation and return a certified copy to this office in the enclosed self-addressed, stamped envelope.

Thank you for your cooperation in this matter. If you have any questions, please feel free to contact this office.

Sincerely,

  
James E. Johnson II

JEJ/clg  
Enclosures

OCT 25 1996

ARTICLES OF INCORPORATION  
OF  
CENTURY 21 TAMPA BAY COUNCIL, INC.

FILED  
56 OCT 24 AM 11:10  
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation is a natural person, competent to contract, and hereby forms a Corporation not for profit under the laws of the State of Florida.

ARTICLE I - NAME

The name of the Corporation shall be CENTURY 21 TAMPA BAY COUNCIL, INC.

ARTICLE II - NATURE OF BUSINESS

The general character of nature of the business to be transacted by this Corporation is:

(a) To promote the general business and welfare of the CENTURY 21 Offices in the Tampa Bay area, including Pinellas, Hillsborough and Pasco Counties;

(b) To engage in any activity or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation, in accordance with and as permitted by Chapter 617, Florida Statutes.

ARTICLE III - MEMBERSHIP

This Corporation is organized on a nonstock basis. Membership will be evidenced by a certificate of a non-profit Corporation. Each certificate holder shall be entitled to one  
(1) Corporate vote.

Qualification for membership shall be regulated by the By-Laws of the Corporation.

ARTICLE IV - TERM OF EXISTENCE

This Corporation shall have perpetual existence.

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The street address of the original registered office of this corporation shall be 1901 Tyrone Boulevard North, St. Petersburg, Florida 33710, and the name of the initial registered agent of this Corporation at that address is NELSON RHODES.

ARTICLE VI - DIRECTORS

The number of Directors may be increased from time to time in the manner set forth in the By-Laws, but the number of Directors shall never be less than three (3).

ARTICLE VII - INITIAL DIRECTORS

The name and street address of the first Board of Directors who shall hold office until their successors are elected or appointed and have qualified are as follows:

<u>NAME</u>	<u>ADDRESS</u>
RANDALL K. IERNA	Century 21 Spinning Wheel 150 - 1C Pinellas Bayway Tierra Verde, FL 33715
CRAIG BEGGINS	Century 21 Beggins Enterprises 6488 U.S. Highway 41 North Apollo Beach, FL 33572
JOANN MILANO	Century 21 Professional Realty U.S. Highway 19 New Port Richey, FL 34652
NELSON RHODES	Century 21 Premiere Assoc. 1901 Tyrone Boulevard No. St. Pete., FL 33710

JOAN FERRA

Century 21 Rainbow Realty  
900 North Belcher Road  
Clearwater, FL

These people named as Directors of the Corporation are of full age and residents of the United States.

ARTICLE VIII - INITIAL OFFICERS

The Corporation's initial officers shall be as follows:

<u>NAME</u>	<u>ADDRESS</u>
RANDALL K. IERNA, President	150 - 1C Pinellas Bayway Tierra Verde, FL 33715
CRAIG BEGGINS, 1st Vice President	6488 U.S. Hwy 41 North Apollo Beach, FL 33572
JOANN MILANO, 2nd Vice President	U.S. Hwy 19 New Port Richey, FL 34652
JOAN FERRA, Secretary	900 North Belcher Road Clearwater, FL
NELSON RHODES, Co-Treasurer	1901 Tyrone Blvd. No.
HELEN RHODES, Co-Treasurer	St. Pete., FL 33710

ARTICLE IX - INCORPORATORS

The name and address of the person signing these Articles of Incorporation is RANDY IERNA, whose address is 150-1C Pinellas Bayway, Tierra Verde, Florida 33715.

ARTICLE X - BY-LAWS

The initial By-Laws of the Corporation shall be adopted by the Board of Directors at the organizational meeting; thereafter the power to adopt, alter, amend or repeal the By-Laws shall be vested in the Shareholders of the Corporation.

ARTICLE XI - PRINCIPAL OFFICE

The principal office of this Corporation shall be 1901  
Tyrone Boulevard North, St. Petersburg, Florida 33710.

IN WITNESS WHEREOF, I have herunto set my hand and seal,  
acknowledged and filed the foregoing Articles of Incorporation  
under the laws of the State of Florida this 17 day of October,  
1996.

  
RANDALL K. IERNA

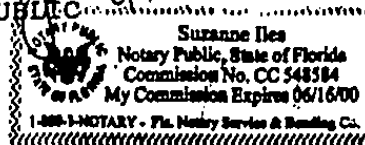
STATE OF FLORIDA )  
COUNTY OF PINELLAS)

BEFORE ME, the undersigned authority, personally appeared  
RANDALL K. IERNA, who provided DRIVERS License as  
identification and who executed the foregoing Articles of  
Incorporation, and he acknowledged before me that he executed the  
same for the purposes therein expressed.

Witness my hand and official seal in the County and State of  
named above this 17 day of October, 1996.

  
NOTARY PUBLIC

My Commission Expires: 6-16-2000



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


In pursuance of Chapter 48.091, Florida Statutes, the  
following is submitted in compliance with said Act:

That CENTURY 21 TAMPA BAY COUNCIL, INC., desiring to

organize as a Corporation not for profit under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at City of St. Petersburg, County of Pinellas, State of Florida, has named NELSON RHODES located at 1901 Tyrone Boulevard North, St. Petersburg, Florida 33710, as its agent to accept service of process within this State.

**ACKNOWLEDGMENT:**

Having been named to accept service of process for the above-stated Corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

  
NELSON RHODES  
as Registered Agent

FILED  
96 OCT 24 AM 11:10  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA