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LAW OFFICES

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March 7, 2000

**FEDERAL EXPRESS**

Secretary of State  
Corporate Records Bureau  
Division of Corporations  
409 E. Gaines Street  
Tallahassee, Florida 32314

**Re: Investors Realty and Management, Inc.**

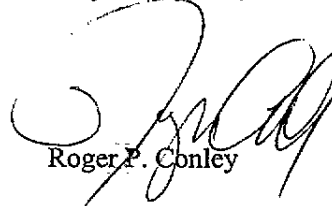
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\*\*\*\*\*78.75 \*\*\*\*\*78.75

Gentlemen:

Please find enclosed duplicate originals of the Articles of Incorporation for the above, together with the certificate designating the resident agent for same.

Also, please find enclosed a check in the amount of \$78.75, representing payment of the Articles of Incorporation filing fee, designation of resident agent filing fee and certified copy of the Articles of Incorporation.

Very truly yours,

  
Roger P. Conley

RPC:ijd  
Enclosures

RECEIVED  
DIVISION OF STATE  
CORPORATIONS  
00 MAR -8 PM 12:42

CP 3/15/00

**ARTICLES OF INCORPORATION**

**OF**

**INVESTOR'S REALTY AND MANAGEMENT, INC.**

FILED  
CLERK OF STATE  
OFFICE OF CORPORATIONS

00 MAR -8 PM 12:42

Pursuant to the provisions of the statutes of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation for profit, the undersigned has placed his signature and seal upon this document for the purposes of becoming a corporation under the laws of the State of Florida.

**ARTICLE I - NAME**

The name of the corporation is: **INVESTOR'S REALTY AND MANAGEMENT, INC.**

**ARTICLE II - DURATION**

This corporation shall have perpetual existence.

**ARTICLE III - PURPOSE**

This corporation is organized for the following purposes:

To broker, manage and own real estate together with other additional and ancillary purposes.

To acquire by purchase, subscription or otherwise, and to hold as investment or otherwise, any bonds or other securities as evidence of indebtedness, or any shares of capital stock created or issued by another corporation or corporations, association or associations, of any state, district, territory or country; to purchase, hold as an investment or otherwise, sell, assign, transfer, mortgage, pledge or otherwise dispose of stocks, bonds or other securities or evidences of indebtedness created or issued by any other corporation or corporations, association or associations, and while the owner, holder of pledges of such stock, or security, to exercise all the rights, powers and privileges of ownership, including the right to vote thereon; to aid in any lawful manner any corporation or association of which the bonds, or other securities, or evidences of indebtedness, or stocks are held

by this corporation, and to do any and all lawful acts or things designated to protect, preserve, improve or enhance the value of any such bonds, or other securities, or evidence of indebtedness created by any such corporation;

To acquire by purchase or otherwise the goodwill, business property rights, franchises and assets of every kind, and undertake either wholly or in part the liabilities of any person, firm, association or corporation engaged in any business similar to those purposes, and to take up any business, similar or incidental to the business in which this corporation is engaged, as to going concern or otherwise: (1) by purchase of the assets thereof wholly or in part; (2) by acquisition of the capital or any part hereof, or (3) in any other manner, and to pay for the same in cash, the stock or bonds of this corporation, or partly in cash and partly in such stock or bonds or otherwise; to hold, maintain and operate or in any manner dispose of the whole or in part of the goodwill, business rights and property so acquired; and to conduct in any lawful manner the whole or any part of any business so acquired and to exercise all the powers necessary or convenient in and about the management of business;

To purchase and otherwise acquire, sell and otherwise dispose of, deal in and deal with personal property of all kinds, including patents, patent rights, copyrights, trademarks and including business concerns and undertakings;

To purchase, take, acquire, lease, hold, own, maintain, cultivate, work, develop, sell, convey, mortgage, exchange and improve or otherwise deal in and with real estate or any interest and rights therein and water rights, and to erect, construct, alter and maintain and improve land, building or works or any description on any land or any water rights so purchased or otherwise acquired or upon any other land, and to repair, alter and improve existing houses, warehouses or works thereon and appurtenant or convenient thereto;

To act as agent or representative for corporations, associations, firms and individuals and as such to develop, improve and extend the trade and business interest of corporations, associations, firms and individuals;

To borrow money, to give its promissory notes or other evidences of indebtedness therefor, to make and enter into indenture of trust agreements, to make and issue its debenture bonds or certificates of indebtedness, payable to bearer or otherwise, with or without interest coupons attached, and in addition to such interest, until such certificate of indebtedness or debenture bonds are discharged but no thereafter, with or without participation in the earnings, or a share of the earnings of the corporation, and to issue bonds and secure the same by mortgage, deed of trust or otherwise on all or any part of its assets, for any of the purposes of the corporation;

To make by-laws and regulations not inconsistent with the constitution or laws of the United States, or of this state, or of the charter of the corporation; to have one or more offices, to carry on all or any of its operations and business and without restrictions or limit as to amount, to purchase or otherwise acquire, hold, own, mortgage, sell, convey or otherwise dispose of real and personal property of every class and description and for the purposes of attaining or furthering any of its objects or purposes, the corporation shall have the power to do any and all such other incidental acts and things and to exercise any and all other powers which a co-partnership or natural person could do and exercise, as may be authorized by law;

To transact any or all lawful business;

The several clauses contained in this statement of purposes shall be construed as both purposes and powers, and their statements contained in each clause shall, except where otherwise expressly stated, be in no ways limited or restricted by reference to or interference from the terms of any other clause but shall be regarded as independent purposes and powers, rights or privileges

given by law to corporations.

#### **ARTICLE IV - CAPITAL STOCK**

This corporation is authorized to issue 500 shares of common stock with a par value of \$1.00 per share.

#### **ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT**

The street address of the principal office and mailing address of the corporation is: **89 Twin Shore Blvd., Longboat Key, Florida 34228**; and the name and address of the initial registered office and agent of this corporation is: **SANDRA HAAS-MARTENS, 464 63<sup>rd</sup> Street, Holmes Beach, Florida 34217**

#### **ARTICLE VI- INITIAL BOARD OF DIRECTORS**

This corporation shall have one (1) director initially. That director shall be:

**JAMES C. HELVIE  
89 Twin Shore Blvd.  
Longboat Key, Florida 34228**

The number of directors may be either increased or decreased from time to time as provided in the by-laws, but shall never be more than five (5).

#### **ARTICLE VII - INCORPORATORS**

The name and address of the person signing these Articles of Incorporation is:

**JAMES C. HELVIE  
89 Twin Shore Blvd.  
Longboat Key, Florida 34228**

The officers of this corporation shall be a president, who shall be a director of the corporation; a vice-president, a secretary and a treasurer, and such other officers and agents as may be necessary. All officers and agents as may be necessary shall be chosen in such manner, hold office for such terms and have such powers and duties as may be prescribed by the by-laws of the

corporation or determined by the board of directors. Any person may hold two offices, except that the president shall not be also the secretary or assistant secretary of this corporation.

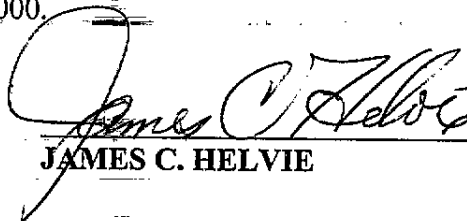
#### ARTICLE VIII - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

#### ARTICLE IX - INDEMNIFICATION

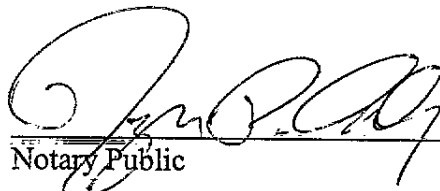
The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by laws.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this the 7 day of March, 2000.

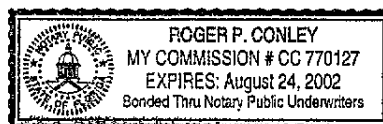
  
JAMES C. HELVIE

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March 2000 by JAMES C. HELVIE, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did/did not take an oath.

  
Notary Public

My Commission Expires:



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

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

FIRST - That **INVESTOR'S REALTY AND MANAGEMENT, INC.**, desiring to organize under the laws of the State of Florida with its principal office, is indicated in the Articles of Incorporation, at the City of Bradenton, County of Manatee, State of Florida, has named **SANDRA HAAS-MARTENS** located at 464 ... 63<sup>rd</sup> Street, **Holmes Beach, Florida 34217**, County of Manatee, State of Florida, as its agent to accept service of process within said State.

**ACKNOWLEDGMENT**

(MUST BE SIGNED BY DESIGNATED AGENT)

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CLERK OF STATE  
CORPORATIONS  
00 MAR -8 PM 12:42

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.

  
**SANDRA HAAS-MARTENS**  
Resident Agent