

CRAWFORD, OWEN & HINES, P.A.

ATTORNEYS AT LAW
BAYVIEW TOWER, SUITE 500
144 FIRST AVENUE SOUTH
ST. PETERSBURG, FLORIDA 33701

BRUCE C. CRAWFORD
GEORGE E. OWEN, JR.
J. BRADFORD HINES

TELEPHONE 727/823-9669
FAX 727/823-0711

July 11, 2001

PO1000069587

Secretary of State
Corporation Division
The Capitol
Tallahassee, FL 32304

800004475558--7
-07/13/01--01111--001
*****78.75 *****78.75

RE: Commercial FSBO, Inc.

Gentlemen:

Enclose herewith is our check in the amount of \$78.75 and original and one copy of the Articles of Incorporation of Commercial FSBO, Inc.

I would appreciate your acknowledgment of this filing at your earliest convenience in the enclosed envelope. Thank you for your assistance.

Sincerely,


J. Bradford Hines

JBH:ms
Enclosures

FILED
01 JUL 13 AM 9:54
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

G. BULLOCK JUL 16 2001

5

ARTICLES OF INCORPORATION
OF
COMMERCIAL FSBO, INC.

J. BRADFORD HINES, the undersigned incorporator, hereby makes, subscribes and acknowledges and files with the Secretary of State of the State of Florida, these Articles of Incorporation for the purpose of forming a corporation for profit in accordance with the laws of the State of Florida.

ARTICLE I
Name

The name of this corporation shall be:

Commercial FSBO, Inc.

ARTICLE II
Duration

The duration of this corporation is to be perpetual.

ARTICLE III
Purpose

To assist property owners in the marketing of the sale, purchase, exchange or lease of their commercial property. Generally to do everything suitable, proper, and conducive to the successful conduct of a real estate marketing business in all its branches and departments and to engage in such other business or businesses, whether related thereto or not, as may be approved by the Board of Directors and which businesses are permitted by the laws of the State of Florida.

ARTICLE IV
Capital Stock

The capital stock of the corporation shall be divided into 1,000 shares of common stock, and each share shall entitle the holder thereof to vote at any meeting of the stockholders. All or any part of said capital stock may be paid for in cash, with property or in labor or services, at the

FILED
01 JUL 13 AM 9:54
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

valuation to be fixed by the incorporator or by the Board of Directors, at a meeting called for such purpose. All stock when issued shall be fully paid for and shall be non-assessable.

ARTICLE V

Initial Registered Office and Agent

The street address of the initial principal office of the corporation is 9720 Lake Seminole Drive E., Largo, Florida 33773. The name of the initial Registered Agent of the corporation and address is J. Bradford Hines, 144 First Avenue South, Suite 500, St. Petersburg, Florida 33701.

ARTICLE VI

Directors

This corporation shall have one (1) director initially. The number of directors may be either increased or diminished from time to time by the by-laws, but shall be never less than one

(1). The name and address of the initial directors of this corporation are:

Denning R. Andrews
9720 Lake Seminole Drive E.
Seminole, FL 33773

A quorum for the transaction of business shall be a majority of the directors qualified and acting, and the act of the majority of the directors present at a meeting at which a quorum is present shall be the act of the directors. The directors may make or amend the by-laws; the meeting of directors may be held within or without the State of Florida. A person shall not have to be a stockholder in order to qualify as a director.

ARTICLE VII

The name and address of the incorporator is:

J. Bradford Hines
144 First Avenue South
Suite 500
St. Petersburg, FL 33701

IN WITNESS WHEREOF, I have hereunto set my hand and seal, acknowledged and
filed the foregoing Articles of Incorporation under the existing laws of the State of Florida.

J. Bradford Hines
J. Bradford Hines, Incorporator

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY, that before me, the undersigned officer, personally appeared, J.
BRADFORD HINES, to me well known to be the person described in and who executed the
foregoing Articles of Incorporation and he acknowledges before me that he executed the same
freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal at St. Petersburg, Pinellas County, Florida, this
11 day of July, 2001.

Michele Schibler
Notary Public

Print name: _____
My commission expires: _____

MICHELE SCHIBLER
Notary Public - State of Florida
My Commission Expires
December 14, 2003
CC878844

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

IN COMPLIANCE WITH CHAPTER 607 OF THE FLORIDA STATUTES AND
SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

FIRST, That COMMERCIAL FSBO, INC., desiring to organize or qualify under the
laws of the State of Florida, with its initial principal office at 9720 Lake Seminole Drive E.,
Largo, Florida 33773, has named J. Bradford Hines, 144 First Avenue South, Suite 500, St.
Petersburg, Florida 33701, as its agent to accept service of process within Florida.

J. Bradford Hines
J. Bradford Hines, Incorporator

Date: July 11, 2001

ACCEPTANCE

Having been named to accept service of process for the above stated corporation at the
place designated in the above Certificate, I hereby accept to act in this capacity, and I agree to
comply with all of the provisions of all statutes relative to the proper and complete performance
of my duties.

J. Bradford Hines
J. Bradford Hines

Date: July 11, 2001

FILED
01 JUL 13 AM 9:54
SECRETARY OF STATE
TALLAHASSEE, FLORIDA