

702000095214

LAW OFFICE

ROBERT V. DUSS

1050 RIVERSIDE AVENUE

JACKSONVILLE, FLORIDA 32204-4123

ROBERT V. DUSS

JOHN S. DUSS  
(1912-1990)

FRED BUTLER  
(1921-1983)

August 15, 2002

TELEPHONE  
(904) 355-0668

TELECOPIER  
(904) 791-9251

Division of Corporations  
Office of Secretary of State  
The Capitol  
Tallahassee, Florida 32399-0250

000007198310--0  
-08/19/02--01050--009  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

RE: Articles of Incorporation - Home Buyer's Realty, Inc.

Gentlemen:

For filing with the Department of State, I am enclosing the original and one copy of the Articles of Incorporation of Home Buyer's Realty, Inc., together with my check payable to the Secretary of State in the sum of \$78.75, covering the following:

\$ 35.00  
\$ 8.75  
\$ 35.00

Filing Articles of Incorporation  
Certified copy of Articles of Incorporation  
Designation of Resident Agent

I would appreciate it if you would forward the certified copy of the Articles to me as soon as the same are filed in your records. Should there be any questions, please contact me upon receipt.

Sincerely,



Robert V. Duss

RVD:bas

Enclosures

FILED  
02 SEP -3 AM 9:32  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

8/16/02  
86076-2003



FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

August 20, 2002

ROBERT V. DUSS  
1050 RIVERSIDE AVENUE  
JACKSONVILLE, FL 32204-4123

SUBJECT: HOME BUYER'S REALTY, INC.  
Ref. Number: W02000024098

We have received your document for HOME BUYER'S REALTY, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

**Adding "of Florida" or "Florida" to the end of a name is not acceptable.**

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6965.

Shannon Elliott  
Document Specialist  
New Filing Section

Letter Number: 402A00048909

**ARTICLES OF INCORPORATION**  
**OF**  
**BUYER'S BROKER REALTY, INC.**

FILED  
02 SEP -3 AM 9:32  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

The undersigned incorporator, pursuant to the Florida General Corporation Act, adopts the following Articles of Incorporation:

**ARTICLE I - NAME**

The name of the corporation is: BUYER'S BROKER REALTY, INC.

**ARTICLE II - PRINCIPAL OFFICE AND MAILING ADDRESS**

The principal office and mailing address of the Corporation is: 7785 Baymeadows Way, Suite 203, Jacksonville, Florida, 32256.

**ARTICLE III - CAPITAL STOCK**

The maximum number of shares that the corporation is authorized to issue and have outstanding at any time is 10,000 shares of common stock par value \$.01 per share.

#### **ARTICLE IV - CUMULATIVE VOTING**

At all times, each holder of common stock of the corporation shall be entitled to one (1) vote for each share of such stock standing in his name on the books of the corporation. At all elections of directors of the corporation, each holder of common stock shall be entitled to as many votes as shall equal the number of votes which (except for this provision) he would then be entitled to cast for the election of directors with respect to his shares multiplied by the number of directors upon whose election he is then entitled to vote, and he may cast all of such votes for a single candidate or he may distribute them among some or all of the candidates.

#### **ARTICLE V - PREEMPTIVE RIGHTS**

Each shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rate share thereof (as nearly as may be done without the issuance of fractional shares) at the price at which it is offered to others. If this preemptive right is not exercised within thirty (30) days of receipt of a notice in writing from the corporation by purchase for cash, this right shall be deemed waived.

#### **ARTICLE VI - REGISTERED OFFICE AND NAME OF REGISTERED AGENT**

The registered office of this corporation and the initial registered agent at such office is as follows:

Robert V. Duss  
1050 Riverside Avenue  
Jacksonville, Florida 32204

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

The corporation shall have one directors initially. The number of directors may be either increased or decreased from time to time by the By-laws, but shall never be less than one. The names and addresses of the initial directors are as follows:

Robert A. Jackson  
7785 Baymeadows Way, Suite 203  
Jacksonville, Florida 32256

## **ARTICLE VIII - INCORPORATOR**

The name and address of the incorporator of these Articles of Incorporation is as follows:

Robert V. Duss  
1050 Riverside Avenue  
Jacksonville, Florida 32204

## **ARTICLE IX - TERM OF EXISTENCE**

The corporation shall have perpetual existence.

## **ARTICLE X - NATURE OF BUSINESS**

The corporation may engage in any activity or business permitted under the laws of the United States of America and of the State of Florida.

## **ARTICLE XI - INDEMNIFICATION**

The corporation shall have the power to indemnify all officers and directors and former officers and directors to the full extent possible under Florida law or as may be more fully set forth in the By-laws.

**ARTICLE XII - AMENDMENT**

This 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 is subject to this reservation.

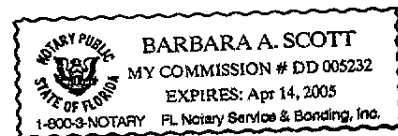
IN WITNESS WHEREOF, I have hereunto set my hand and seal and acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida this 15 day of August, 2002.

  
\_\_\_\_\_  
ROBERT V. DUSS

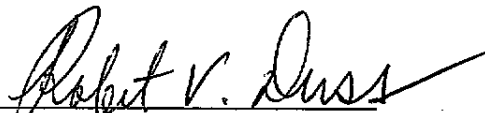
STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 2002, by ROBERT V. DUSS, who is personally known to me.

  
\_\_\_\_\_  
Notary Public (Print name)



I, ROBERT V. DUSS, hereby am familiar with and accept the duties and responsibilities  
as registered agent for said Corporation.

  
\_\_\_\_\_  
Registered Agent

Sworn to and subscribed before me this 15<sup>th</sup> day of August, 2002, by ROBERT V.  
DUSS, who is personally known to me.

  
\_\_\_\_\_  
Notary Public

bs:\Corporations\HomeBuyers\Arts-Inc

