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Tax & Business Consulting, Inc.

P.O. Box 3254
Stuart, FL 34995
(561) 287-1688
Fax (561) 287-1730

Fred Nabutovsky, CPA

Member FICPA & AICPA

September 9, 2002

Corporate Records
Florida Department of State
P.O. Box 6327
Tallahassee, FL 32314

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-09/16/02--01046--013
*****78.75 *****78.75

Dear Corporate Specialist:

Enclosed are two copies of the Articles of Incorporation of JOANN DEROSA REAL ESTATE, INC.

A check in the amount of \$78.75 is enclosed as payment of the following fees:

- | | |
|--------------------------------|----------------|
| • Filing fees | \$ 35.00 |
| • Certificate of Status | 8.75 |
| • Registered Agent Designation | <u>35.00</u> |
| | <u>\$78.75</u> |

Your prompt attention to this matter will be greatly appreciated.

Sincerely,

Fred Nabutovsky, CPA

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02 SEP 16 AM 8:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
JOANN DEROSA REAL ESTATE, INC.**

THE UNDERSIGNED INCORPORATOR, for the purpose of forming a corporation under the Florida Business Corporation Act, adopts the following Articles of Incorporation.

**ARTICLE I
NAME**

The name of this Corporation shall be: JOANN DEROSA REAL ESTATE, INC.

**ARTICLE II
ADDRESS OF PRINCIPAL OFFICE**

The address of the corporation's principal office (or mailing address) is: 6442 Hope Court, Port St. Lucie, Florida 34986.

**ARTICLE III
DURATION AND EFFECTIVE DATE**

The duration of this Corporation is perpetual, unless dissolved according to law.

**ARTICLE IV
PURPOSE**

The purpose of this Corporation is to engage in any activity or business permitted under the laws of the United States and Florida.

**ARTICLE V
STOCK**

The aggregate number of shares which this Corporation shall have authority to issue and have outstanding at any one time is One Thousand (1,000) shares of Class A Common stock at One Dollar (\$1.00) par value per share. Fully-paid stock of this Corporation shall not be liable to any further call or assessment. The sum of the par value of all shares of capital stock of the Corporation that have been issued shall be the stated capital of the Corporation at any particular time, to the extent of the par value of such shares, and the excess, if any, of consideration received for such shares shall constitute capital surplus.

ARTICLE VI AMENDMENT

These Articles of Incorporation may be amended, altered, changed, or repealed by the affirmative vote of a majority of the stock issued and outstanding, at a Shareholders meeting called for that purpose.

ARTICLE VII SHAREHOLDER RIGHTS

Shareholders of the Corporation shall have pre-emptive rights to acquire their pro rata share of stock of the Corporation for all issues of any class of stock of the Corporation, no matter when authorized, and for whatever consideration is contemplated to be received by the Corporation, including, but not limited to, cash, other property, services, the acquisition of other corporations' shares or property through merger or the extinguishment of debts. Pre-emptive rights shall also apply to the reissuance of all redeemed or otherwise acquired shares, including the reissuance of treasury shares.

This Article pertaining to pre-emptive rights may not be amended or deleted without the unanimous vote of the Shareholders of each affected class, and no issuance of stock of the Corporation shall take place unless the price at which the stock is to be issued shall be approved by a majority of the Shareholders of the Corporation.

ARTICLE VIII QUORUM FOR STOCKHOLDERS MEETINGS

Unless otherwise provided for in the Corporation's bylaws, a majority of the shares entitled to vote, represented in person or by proxy, shall be required to constitute a quorum at a meeting of shareholders.

ARTICLE IX INITIAL REGISTERED OFFICE AND AGENT

The street address of this Corporation's initial registered office in Florida is 6442 Hope Court, Port St. Lucie, Florida 34986, and the name of its initial registered agent at that address is Joann Derosa.

ARTICLE X BOARD OF DIRECTORS AND OFFICERS

The powers of the Corporation shall be exercised by or under the authority of and the business and affairs of the Corporation shall be managed under the direction of a Board of Directors,

which shall have at least one member initially. The number of directors may be increased or decreased by the Shareholders from time to time as provided in the bylaws of the Corporation. The name and address of the initial director is: Joann Derosa.

The Corporation shall have such officers as may from time to time be provided in the bylaws of the Corporation and such officers shall be designated in such manner and shall hold their offices from such terms and shall have such powers and duties as may be prescribed by the bylaws or as may be determined from time to time by the Board of Directors subject to the bylaws. The initial officers of the Corporation are:

Joann Derosa, President

Joann Derosa, Treasurer

Joann Derosa, Secretary

ARTICLE XI INCORPORATOR

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

Name

Street Address

Joann Derosa

6442 Hope Court
Port St. Lucie, Florida 34986

ARTICLE XII COMMON DIRECTOR - TRANSACTIONS BETWEEN CORPORATIONS

No contract or other transaction between this Corporation and one or more of its Directors or any other corporation, firm, association or entity in which one or more of its Directors are directors or officers or are financially interested, shall either be void or voidable because of such relationship or interest, or because such Director or Directors are present at the meeting of the Board of Directors, or a committee thereof which authorizes, approves or ratifies such contract or transaction, or because his or their votes are counted for such purpose if: (a) the fact of such relationship or interest is disclosed or known to the Board of Directors or committee which authorizes, approves or ratifies the contract or transaction by vote or consent sufficient for that purpose without counting the votes or consents of such Director; or (b) the fact of such relationship or interest is disclosed or known to the Shareholders entitled to vote and they authorize, approve or ratify such contract or transaction by vote or written consent; or (c) the contract is fair and reasonable to the Corporation.

Common or interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or committee thereof which authorizes approves or ratifies such contract or transactions.

ARTICLE XIII BYLAWS

The bylaws of the Corporation shall be initially adopted by the Board of Directors, and may be changed or repealed by the affirmative vote of a majority of the Board of Directors or by the affirmative vote of a majority of Shareholders at any meeting thereof.

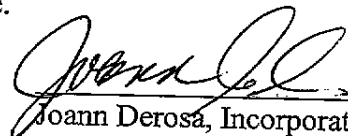
ARTICLE XIV EMERGENCY BYLAWS

The Board of Directors of the corporation may adopt bylaws to be effective only in an "emergency." An emergency exists if a quorum of the corporations's directors cannot readily be assembled because of some catastrophic event. Emergency bylaws are subject to amendment or repeal by the shareholders as well as the directors.

ARTICLE XV SPECIAL PROVISIONS

The following additional provisions for the regulation of the business and for the conduct of the affairs of the Corporation and for creating, defining, limiting and regulating the powers of the Corporation, its Shareholders and Directors, are hereby adopted as a part of these Articles of Incorporation.

- 15.1 No person shall be required to own, hold or control stock in the Corporation as a condition precedent to holding an office in this Corporation.
- 15.2 The Board of Directors may prescribe a method or methods for replacement of lost certificates, and prescribe reasonable conditions by way of security upon the issue of new certificates therefor.
- 15.3 The Board of Directors, by the affirmative vote of a majority of the directors then in office, and irrespective of any personal interest of any of its members, shall have authority to establish reasonable compensation of all Directors for services to the Corporation as Directors officers or otherwise.


Joann Derosa, Incorporator

FILED

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

02 SEP 16 AM 8:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In pursuance of §§48.091(1) and 607.0501, Florida Statutes, the following is submitted in compliance thereof:

That Joann Derosa Real Estate, Inc., desiring to organize as a corporation under the laws of the State of Florida, with its initial registered office in Florida being in the County of St. Lucie, at 6442 Hope Court, Port St. Lucie, Florida 34986, has named Joann Derosa, located at that same address as its initial registered agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of §607.0505, Florida Statutes.

By: _____


Joann Derosa