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338 W. Morse Boulevard
Suite 150
Winter Park
Florida 32789

407.740.6600
407.740.6363 fax
www.kirwinnorris.com

Douglas W. Ackerman
April A. Atkins
Donna A. Cray
Tomasita D. Crowell
Daniel M. Greene
Brian P. Kirwin
Matthew G. McKinney
Bruce A. Norris
James C. Washburn

July 16, 2004

Via U.S. Mail

Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Re: Boyd-Elrod Realty, Inc. d/b/a Exit Realty Metro vs. Debra M. Pace
Orange County Circuit Court Case No.: 03-CA-3538

Dear Sir/Madam:

Enclosed please find for filing the Articles of Incorporation, along with a check in the amount of \$87.50 to cover the fees to file same.

Thank you for your prompt and professional attention to this matter. Please call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. M. Greene', written over the printed name 'Daniel M. Greene'.

DMG/aw
Enclosure

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TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: JBR Referral Realty, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee
& Certificate of Status

☐ \$78.75
Filing Fee
& Certified Copy

☒ \$87.50
Filing Fee,
Certified Copy
& Certificate of
Status

ADDITIONAL COPY REQUIRED

FROM: Kirwin Norris, P.A.
Name (Printed or typed)

338 W. Morse Blvd, Suite 150
Address

Winter Park, FL 32789
City, State & Zip

407-740-6600
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

**ARTICLES OF INCORPORATION
OF
JBR REFERRAL REALTY, INC.**

FILED

04 JUL 19 PH 1:35

TO THE SECRETARY OF STATE OF THE STATE OF FLORIDA;

I the undersigned, desiring to become a body corporate in compliance with Chapter 607 and/or Chapter 621, F.S. (Profit), for the purpose hereinafter stated and set forth, do hereby file in the office of the Secretary of State of Florida this, my Certificate of Incorporation, in accordance with the laws of the State of Florida, and I do hereby set forth and certify as follows:

TALLAHASSEE, FLORIDA

**ARTICLE I
NAME**

The name of the corporation shall be **JBR REFERRAL REALTY, INC.**

**ARTICLE II
PRINCIPAL OFFICE**

The street and mailing address of the principal place of business of this corporation shall be 4307 E. Colonial Drive, Orlando, FL 32803

**ARTICLE III
PURPOSE**

The purpose for which this corporation is organized is to engage or transact in any and all lawful activities or business permitted under the laws of the United States, the State of Florida, or any other state, country, territory or nation, including all powers necessary or convenient to effect its purpose.

**ARTICLE IV
SHARES**

The number of shares of stock the corporation is authorized to issue shall be One Thousand (1,000) shares of common stock with a par value of \$1.00 per share. When the common stock of the corporation is issued and paid for, the common stock so issued shall be stamped "FULLY PAID AND NON-ASSESSABLE."

**ARTICLE V
PRE-EMPTIVE RIGHTS**

Except as may otherwise be provided by the Board of Directors, no holder of any shares of the stock of the corporation shall have any pre-emptive rights to purchase, subscribe for or otherwise acquire any shares of stock of the corporation, or any securities exchangeable for or convertible into such shares, or any warrants or other instruments evidencing rights or options to subscribe for, purchase or otherwise acquire such shares.

**ARTICLE VI
STOCK RIGHTS AND OPTIONS**

The Corporation shall have the power to create and issue rights, warrants, or options entitling the holders thereof to purchase from the corporation any shares of its capital stock, upon such terms and conditions and at such times and prices as the Board of Directors may provide, which terms and conditions shall be conclusive.

**ARTICLE VII
INITIAL OFFICERS AND/OR DIRECTORS**

The names and addresses of the officers chosen for the first year and until their successors are elected and qualified are as follows:

NAME	OFFICE	ADDRESS
Julie Boyd-Elrod	President/Director	4307 E. Colonial Drive Orlando, FL 32803

**ARTICLE VIII
BOARD OF DIRECTORS**

The business of the corporation shall be conducted by the Board of Directors which shall consist of not less than **1 nor more than 3** members, the number to be determined by the stockholders at each annual meeting of the stockholders. The names and addresses of the Directors chosen for the first year and until their successors are elected and qualified are as follows:

Julie Boyd-Elrod
4307 E. Colonial Drive
Orlando, FL 32803

**ARTICLE IX
REGISTERED AGENT**

The name and address of the registered agent is:

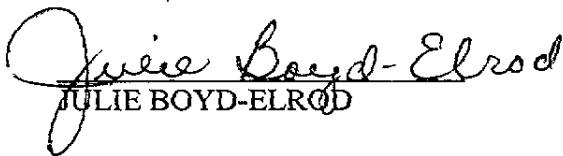
Brian P. Kirwin
Kirwin Norris, P.A.
338 W. Morse Blvd., Suite 150
Winter Park, FL 32789

**ARTICLE X
INCORPORATOR**

The name and address of the Incorporator is:


Julie Boyd-Elrod
4307 E. Colonial Drive
Orlando, FL 32803

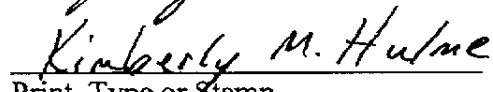
IN WITNESS WHEREOF, the undersigned has as of this 16th day of July, 2004,
made and subscribed these Articles of Incorporation for the purpose of forming a corporation
pursuant to the laws of the State of Florida.


JULIE BOYD-ELROD

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me this 16 day of July, 2004.


Signature of Notary Public
State of Florida


Print, Type or Stamp
Commissioned Name of Notary Public



Kimberly M. Hulme
My Commission DD181696
Expires March 19, 2007

Personally Known ✓

or Produced Identification _____

Type of Identification Produced _____

**CERTIFICATE DESIGNATING THE REGISTERED AGENT UPON WHOM
SERVICE OF PROCESS MAY BE SERVED**

The following is submitted pursuant to and in compliance with § 607.0202, Florida

Statutes:

That **JBR REFERRAL REALTY, INC.**, desiring to organize under the laws of the State of Florida with its principal office as indicated in the Articles of Incorporation, has name **Brian P. Kirwin**, of **Kirwin Norris, P.A.**, located at **338 W. Morse Blvd., Suite 150, Winter Park, FL 32789, Orange County**, as its agent to accept service of process within this state.

ACKNOWLEDGEMENT

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.



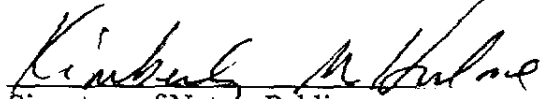
(Signature of Registered Agent)
Brian P. Kirwin

7.16.04

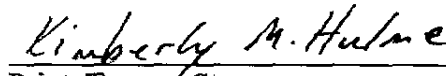
(Date)

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me this 16 day of July, 2004.



Signature of Notary Public
State of Florida



Print, Type of Stamp
Commissioned Name of Notary Public

Personally Known ✓

or Produced Identification



Kimberly Hulme
My Commission DD181555
Expires March 19, 2007