

# P050000036005

Florida Department of State  
Division of Corporations  
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To:

Division of Corporations  
Fax Number : (850) 205-0381

From:

Account Name : FAS-T CORP. AGENTS, INC.  
Account Number : 071001002335  
Phone : (305) 599-0839  
Fax Number : (305) 716-0346

**EFFECTIVE DATE**  
**03/04/2005**

**FLORIDA PROFIT CORPORATION OR P.A.**

**TODAY REALTY OF TAMPA BAY, INC.**

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$78.75

STATE OF FLORIDA  
TAMPA

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Corporate Filing

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EFFECTIVE DATE  
03/04/2005

ARTICLES OF INCORPORATION.  
OF  
TODAY REALTY OF TAMPA BAY, INC.

ARTICLE I CORPORATE NAME.

The name of this corporation is: Today Realty of Tampa Bay, Inc. ,

ARTICLE II NATURE OF BUSINESS AND POWERS.

The general nature of the business to be transacted by this Corporation is to engage in any and all business permitted under the laws of the State of Florida, the United States, or any other state, country or territory or nation.

ARTICLE III CAPITAL STOCK.

The maximum number of shares of stock that this Corporation is authorized to issue and have outstanding at any one time is 500 shares of common stock having a par value of \$1.00 per share.

ARTICLE IV. TERM OF EXISTENCE.

This Corporation shall have perpetual existence, commencing upon filing of these articles on March 4, 2005.

ARTICLE V. REGISTERED AGENT AND INITIAL REGISTERED OFFICE.

The Registered Agent and the street address of the initial Registered Office of this Corporation in the State of Florida shall be:

William A. Borja  
501 S. Ft. Harrison Ave., Suite 204  
Clearwater, FL 33756

The Board of Directors from time to time may move the Registered Office to any other address in the State of Florida.

ARTICLE VI BOARD OF DIRECTORS.

This Corporation shall have one director(s) initially. The number of directors may be increased or diminished from time to time by Bylaws adopted by the stockholders, but shall never be less than one.

ARTICLE VII INITIAL DIRECTOR.

The name(s) of the initial director(s) of this Corporation and his street address is:

William A. Borja  
501 S. Ft. Harrison Ave., Suite 204

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SECRET  
TAMPA BAY, FLORIDA

Clearwater, FL 33756

The person(s) named as initial director(s) shall hold office for the first year of existence of this Corporation or until his successor(s) are elected or appointed and have qualified, whichever occurs first.

#### ARTICLE VIII INCORPORATOR.

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

William A. Borja  
501 S. Ft. Harrison Ave., Suite 204  
Clearwater, FL 33756

#### ARTICLE IX. AMENDMENT.

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders and approved at a stockholders' meeting by at least a majority of the stock entitled to vote, unless all of the directors and all of the stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

#### ARTICLE X. PREEMPTIVE RIGHTS

Every shareholder upon offering for sale 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 rata share thereof at the price and upon the terms at which it is offered to others by the Corporation.

#### ARTICLE XI OFFICERS

The name and address of the initial officers of the corporation who shall hold office for the first year of the corporation, or until their successors are elected or appointed are:

Jan Rios President/Secretary/Treasurer  
29296 US Hwy 19 N.  
Clearwater, FL 33761

*William A. Borja*

William A. Borja

IN WITNESS WHEREOF, the undersigned, as Incorporator, has executed the foregoing Articles of Incorporation on March 7, 2005.

*William A. Borja*  
Incorporator

STATE OF FLORIDA  
COUNTY OF Pinellas

BEFORE ME, a Notary Public, personally appeared William A. Borja, to me known to be the person described as Incorporator and who executed the foregoing Articles of Incorporation, and acknowledged before me that he subscribed to these Articles of Incorporation on March 7, 2005.



Jerry C. Cobb  
MY COMMISSION # 00044444 EXPIRES  
September 14, 2007  
BONDED THROUGH TROY FARM INSURANCE, INC.

My commission expires:

*[Signature]*  
Notary Public, State of Florida at Large

CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 607.0501 OR 617.0501, FLORIDA  
STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE  
STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT DESIGNATING THE REGISTERED  
AGENT IN THE STATE OF FLORIDA.

1. The name of the corporation: Today Realty of Tampa Bay, Inc.
2. The name and address of the registered agent and office is:

William A. Borja  
501 S. Ft. Harrison Ave., Suite 204  
Clearwater, FL 33756

Having been named as registered agent and to accept service of process for the above stated corporation at  
the place designated in this certificate, 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 relating to the proper and  
complete performance of my duties and I am familiar with and accept the obligations of my position as  
registered agent.

William A. Borja  
William A. Borja

3/7/05  
Date

05 MAR -9 AM 3:37  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA