

P05000068365

HANCES ENTERPRISES, INC.
2 PINE COURT PLACE
SILVER SPRINGS SHORES
OCALA, FL 34472-9048

(Address)

(City/State/Zip/Phone #)

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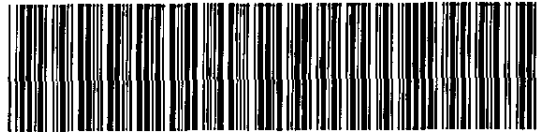
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05 MAY -6 PM 2:30

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**ARTICLES OF INCORPORATION
OF
VIC-TORI REALTY, INC.**

FILED

05 MAY -6 PM 2:31

**CLERK OF STATE
TALLAHASSEE, FLORIDA**

The undersigned person(s), acting as incorporator(s) of a corporation organized under the laws of Florida, hereby adopt(s) the following Articles of Incorporation:

**ARTICLE I
CORPORATE NAME**

The name of this corporation is Vic-Tori Realty, Inc.

**ARTICLE II
INITIAL PRINCIPAL OFFICE**

The mailing address of the corporation's initial principal office is:

15608 S.W. 37th. Circle
Ocala, Florida 34473-3251

**ARTICLE III
SHARES**

The total number of shares which the corporation shall have authority to issue is 1,000 shares of \$0.01 par value common stock.

**ARTICLE IV
REGISTERED OFFICE AND AGENT**

The street address of the corporation's initial registered office and the name of its initial registered agent at such address is:

Victor E. Nurse
15608 S.W. 37th. Circle
Marion County
Ocala, Florida 34473-3251

**ARTICLE V
PURPOSE**

The purpose of the corporation is to engage in any lawful activity permitted by the laws of this state.

**ARTICLE VI
DIRECTORS**

The names and residence addresses of the persons constituting the initial board of directors are:

Victor E. Nurse, President / Secretary / Treasurer
15608 S.W. 37th. Circle
Ocala, Florida 34473-3251

Cherryl A. Powell
13128 Francis Lewis Boulevard
Laurelton, New York 11413

Heather R. Best-Pilgrim
8824 Glenwood Road
Brooklyn, New York 11236

After the initial board of directors, the board shall consist of such number of directors as shall be determined by the shareholders from time to time at each annual meeting at which directors are to be elected.

**ARTICLE VII
LIABILITY OF DIRECTORS**

To the fullest extent permitted by law, no director of this corporation shall be personally liable to the corporation or its shareholders for monetary damages for breach of any duty owed to the corporation or its shareholders, except that a director may be held personally liable for (i) breaches of the duty of loyalty, (ii) acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, (iii) declaration of unlawful dividends or unlawful stock repurchases or redemptions, or (iv) a transaction from which the director derives an improper personal benefit.

Any director or officer who is involved in litigation or other proceeding by reason of his or her position as a director or officer of this corporation shall be indemnified and held harmless by the corporation to the fullest extent permitted by law.

**ARTICLE VIII
OTHER PROVISIONS**

Preemptive Rights. The corporation elects to have preemptive rights so that each shareholder has the right to acquire a proportional amount of any shares that are issued.

Director or Officer Interest. In the absence of fraud, no transaction between (a) this corporation and (b) any other association, corporation or any director or officer of this corporation individually, shall be affected by the fact that any director or officer of this corporation is individually a party to the transaction or is interested in or is a director or officer of such other association or corporation.


Stock Transfer Restriction. No shareholder of this corporation shall sell any shares of stock held by him or her in this corporation without first offering to sell such stock to the corporation on the same terms and conditions and at the price offered in good faith and in writing, by any proposed purchaser. The written offer by such proposed purchaser shall be delivered to the corporation at the time the stock is offered to the corporation for sale. The corporation shall have the right to accept the offer any time within thirty (30) days from and after the date on which the offer is made to the shareholder and shall exercise the option to purchase by notifying the shareholder in writing. If the corporation shall not exercise its option to purchase the shares of stock, it shall notify the shareholder in writing within the thirty (30) day period and the shares may then be sold by the shareholder, but only to the proposed purchaser on the same terms and conditions as offered to the corporation, and only within thirty (30) days from and after the date on which the corporation declines to exercise its option.

Corporate Seal. The corporation shall have no corporate seal.

Execution of Written Instruments. All instruments that are executed on behalf of the corporation which are acknowledged and which affect an interest in real estate shall be executed by the President or any Vice-President and the Secretary or Treasurer. All other instruments executed by the corporation, including a release of mortgage or lien, may be executed by the President or Vice-President. Notwithstanding the preceding provisions of this section, any written instrument may be executed by any officer(s) or agent(s) that are specifically designated by resolution of the board of directors.

Certification

I certify that I have read the above Articles of Incorporation and that they are true and correct to the best of my knowledge.


x _____
Victor E. Nurse, Incorporator
15608 S.W. 37th. Circle
Ocala, Florida 34473-3251

MAR 14 2005

Date

**CERTIFICATION OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

VIC-TORI REALTY, INC.

Puruant to Florida Statutes Sections 48.091 and 607.0501, the following is submitted:

The above Corporation, organized under the laws of the State of Florida with its Registered Office, as indicated in the Articles of Incorporation at 15608 S.W. 37th. Circle, Ocala, Florida 34473-3251 has named Victor E. Nurse, located at the aforesaid address, as its Registered Agent to accept service of process within this State.

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.



Victor E. Nurse, Registered Agent

MAR 14 2005

Date