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TALLAHASSEE, FLORIDA

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TALLAHASSEE, FLORIDA

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
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Montecito Realty, Inc.

- ☒ Art of Inc. File _____
- ☐ LTD Partnership File _____
- ☐ Foreign Corp. File _____
- ☐ L.C. File _____
- ☐ Fictitious Name File _____
- ☐ Trade/Service Mark _____
- ☐ Merger File _____
- ☐ Art. of Amend. File _____
- ☐ RA Resignation _____
- ☐ Dissolution / Withdrawal _____
- ☐ Annual Report / Reinstatement _____
- ☒ Cert. Copy _____
- ☐ Photo Copy _____
- ☒ Certificate of Good Standing _____
- ☐ Certificate of Status _____
- ☐ Certificate of Fictitious Name _____
- ☐ Corp Record Search _____
- ☐ Officer Search _____
- ☐ Fictitious Search _____
- ☐ Fictitious Owner Search _____
- ☐ Vehicle Search _____
- ☐ Driving Record _____
- ☐ UCC 1 or 3 File _____
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ARTICLES OF INCORPORATION
OF
MONTECITO REALTY, INC.

ARTICLE I
Name and Duration

The name of the Corporation is Montecito Realty, Inc. The duration of the Corporation is perpetual. The Corporation shall begin its corporate existence as of the date these Articles are filed with the Secretary of State.

ARTICLE II
Principal Office

The address of the principal office and mailing address of the Corporation is 7785 Baymeadows Way, Suite 200, Jacksonville, FL 32256.

ARTICLE III
Registered Office and Agent

The street address of the registered office in the State of Florida is 10739 Deerwood Park Blvd., Suite 200A, Jacksonville, FL 32256. The name of the registered agent at such address is Douglas R. Maxwell.

ARTICLE IV
Corporate Purposes, Powers and Rights

A. The nature of the business to be conducted or promoted and the purposes of the Corporation are to conduct a real estate brokerage business and to engage in any other lawful act for which corporations may be organized under the Florida Business Corporation Act.

B. In furtherance of its corporate purposes, the Corporation shall have all of the general and specific powers and rights granted to and conferred on a corporation by the Florida Business Corporation Act.

ARTICLE V
Capital Stock

The total number of shares of capital stock which the Corporation has the authority to issue is ten thousand (10,000) shares of Common Stock having no par value per share.

ARTICLE VI
Incorporator

The name and mailing address of the incorporator of the Corporation are as follows:

<u>Name</u>	<u>Address</u>
Douglas R. Maxwell	10739 Deerwood Park Blvd., Suite 200A Jacksonville, Florida 32256

ARTICLE VII
Board of Directors

A. The number of members of the Board of Directors may be increased or decreased from time to time by the bylaws; provided, however, there shall never be less than one. Each director shall serve until the next annual meeting of shareholders.

B. If any vacancy occurs in the Board of Directors during a term, the remaining directors, by affirmative vote of a majority thereof, may elect a director to fill the vacancy until the next annual meeting of the shareholders.

C. The name and mailing address of the persons who shall serve as the initial directors of the Corporation until the first annual meeting of the shareholders are as follows:

<u>Name</u>	<u>Address</u>
Edward W. Conk	7785 Baymeadows Way, Suite 200 Jacksonville, FL 32256
Joellyn Conk	7785 Baymeadows Way, Suite 200 Jacksonville, FL 32256
Christopher Conk	7785 Baymeadows Way, Suite 200 Jacksonville, FL 32256

ARTICLE VIII
Amendment

The Corporation reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation, in the manner now or hereafter prescribed by statute, and all rights conferred upon shareholders herein are granted subject to this reservation.

ARTICLE IX
Indemnification

The Corporation shall indemnify any incorporator, officer or director, or any former incorporator, officer or director, to the full extent permitted by law.

The undersigned, for the purposes of forming a corporation under the laws of the State of Florida, does make, file and record these Articles of Incorporation, and does certify that the facts herein stated are true; and I have accordingly executed these Articles of Incorporation.

Dated the 4th day of October, 2005, in Jacksonville, Florida.

INCORPORATOR


Douglas R. Maxwell

REGISTERED AGENT CERTIFICATE

Pursuant to the Florida Business Corporation Act, the following is submitted, in compliance with said statute:

Montecito Realty, Inc., desiring to organize under the laws of the State of Florida, with its registered office, as indicated in the Articles of Incorporation, in the City of Jacksonville, County of Duval, State of Florida, has named Douglas R. Maxwell, located at 10739 Deerwood Park Blvd., Suite 200A, Jacksonville, Florida 32256, as its registered agent to accept service of process and perform such other duties as are required by statute.

ACKNOWLEDGEMENT

Being named to accept service of process for the above named Corporation at the place designated in this certificate, and being familiar with the duties and responsibilities as registered agent for said Corporation, I hereby agree to act in this capacity and to comply with the provisions of the Florida Business Corporation Act.

Dated this 4th day of October, 2005.


Douglas R. Maxwell