

P95000043228
Elizabeth A. Wilsman, P.A.

Certified Public Accountant

Member AICPA
Member FICPA

May 18, 1995

BY FEDERAL EXPRESS
Department of State
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

500001501565
-05/30/95--01064--014
***122.50 ***122.50

Re: New Incorporation
O. B. Realty, Inc.

Sir/Madam:

Enclosed please find an original and two copies of the Articles of Incorporation for the above corporation, along with a check in the sum of \$122.50. Said check covers the cost of Filing(\$35.00), designation of Registered Agent (\$35.00) and to obtain a Certified Copy of the filed Articles (\$52.50).

Thank you for your kind attention to this matter. If you have any questions, please contact the undersigned at your earliest convenience.

Very truly yours,

Elizabeth A. Wilsman

Elizabeth A. Wilsman

SW
FILED
95 MAY 30 PM 1:42
SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION

OF

O. B. REALTY, INC.

The undersigned, being sui juris, and desiring to form a corporation for profit under the Laws of the State of Florida, hereby subscribes to these Articles of Incorporation.

ARTICLE I

The name of the corporation is:

O. B. REALTY, INC.

ARTICLE II

The principal purpose for which this corporation is formed is to engage in the business of a holding corporation; and to provide real estate services of all types, through its subsidiaries, affiliates and joint venturers; and to do all things necessary and proper to accomplish same.

This corporation shall have power to engage in every lawful business allowed a corporation for profit under Florida laws.

ARTICLE III

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is ONE HUNDRED (100) SHARES of common stock, having a par value of one dollar (\$1.00) per share.

The consideration to be paid for each share shall be fixed by the Board of Directors.

FILED
95 MAY 30 PM 1:42
SECRETARY OF STATE
TALLAHASSEE FLORIDA

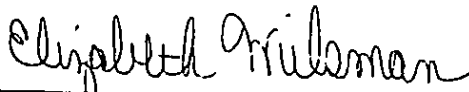
ARTICLE IV

These Articles of Incorporation may be amended in the manner provided by Law. Every amendment shall first be proposed by and approved by the Board of Directors. They shall then be proposed to the stockholders for their approval at a meeting of stockholders called for that purpose and ratified by a majority of stockholders entitled to vote thereon, unless all of the stockholders sign a written statement manifesting their unanimous intention that a certain amendment be made.

ARTICLE V

Pursuant to the provisions of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said ACT: That the O. B. REALTY, INC., desiring to organize under the Laws of the State of Florida, with its principal office located at 2715 S. Federal Highway, Delray Beach, FL 33444, County of Palm Beach, State of Florida, has named ELIZABETH WILSMAN whose office address is: 318 E. Palmetto Park Road, Boca Raton, Florida 33432, as its agent to accept service of process for the corporation within Florida.

ACKNOWLEDGMENT: I, ELIZABETH WILSMAN, having been named as agent to accept service of process for the above corporation, at the place designated, hereby accept such nomination and agree to comply with said ACT relative to keeping open said office.



ELIZABETH WILSMAN, Registered Agent

ARTICLE VI

The duration of the corporation is perpetual.

ARTICLE VII

The business of this corporation shall be initially managed by its stockholders rather than by an initial Board of Directors. A Board of Directors shall be created and elected pursuant to the Bylaws of this corporation and the laws of Florida.

ARTICLE VIII

The name and address of the incorporator signing these Articles of Incorporation is as follows: OLGA BIDNEY, 2715 S. Federal Highway, Delray Beach, FL 33444.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 22 day of May, 1995.

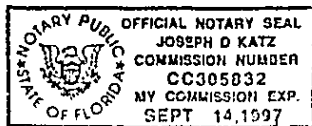
By: Olga Bidney
OLGA BIDNEY, Incorporator

STATE OF FLORIDA)

COUNTY OF Broward Palm Beach

before me, a Notary Public authorized to take acknowledgements in the State and County set forth above, personally appeared: OLGA BIDNEY, known to me and known to be the person who executed the foregoing Articles of Incorporation, and who acknowledged before me that he executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal, in the State and County aforesaid, this 25 day of MAY, 1995.



Joseph D. Katz
(Notary Public, State of Florida at
Large)

Notary Seal

FILED
95 MAY 30 AM 11:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

P9500043228



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

August 14, 1996

O. B. REALTY, INC.
C/O PAINTE AT POMPANO BEACH
2880 N.E. 14TH STREET
POMPANO BEACH, FL 33062

SUBJECT: O. B. REALTY, INC.
Ref. Number: P9500043228

Debit Memo #: 70256-B

This is to inform you that check #? in the amount of \$225.00 submitted with the annual report for O. B. REALTY, INC. has been returned by your bank because of ACCOUNT CLOSED.

We request you remit a cashier's check or money order, referencing the above named debit memo number, in the amount of \$240.00 made payable to the Department of State to cover the unpaid fees and service charge.

Section 607.1421 or 617.1421, Florida Statutes, requires at least 60 day notice of our intent to administratively dissolve or revoke your corporation for failure to file the annual report and pay the filing fee. Consider this your 60 day notice if the payment is not received, your corporation will be administratively dissolved or revoked on or after October 14, 1996 and a reinstatement fee of an additional \$385 will be imposed to reactivate the corporation.

Please send the replacement check to my attention at the address listed below.

If you have any questions concerning the filing of your document, please call (904) 487-6057.

Pat Bailey
Accountant I

Letter Number: 996A00038740

P95000043228

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