

P9600000 7223

LAW OFFICES
GOLDMAN & PRESSER

100 KOORR BUILDING
3080 BOULEVARD CENTER DRIVE
JACKSONVILLE, FLORIDA 32207-2810

JORI L. GOLDMAN
BOARD CERTIFIED MARITAL AND FAMILY LAWYER
CERTIFIED FELLOW AMERICAN ACADEMY
OF MATRIMONIAL LAWYERS

TELEPHONE (904) 309-0302
FACSIMILE (904) 309-0508

EDWIN PRESSER
CORPORATION AND BUSINESS LAW
WILLS, ESTATES AND ESTATE PLANNING
REAL PROPERTY LAW

January 16, 1996

Secretary of State
Corporate Records Bureau
Post Office Box 6327
Tallahassee, Florida 32314

300001698593
-01/19/96--01095---009
*****70.00 *****70.00

Re: MAGNOLIA BUILDERS OF
NORTHEAST FLORIDA, INC.

Gentlemen:

Enclosed herewith please find the Articles of Incorporation for the above referenced corporation, together with a Certificate of Designation of Resident Agent and Acceptance.

Also enclosed is a check in the amount of \$70.00, which includes the filing fee of \$35.00 and registered agent designation fee of \$35.00. Please file these Articles of Incorporation and Certificate of Designation of Resident Agent immediately and provide this office with advice of filing as soon as possible. Please note that corporate existence commence as of the date of the execution of the Articles.

Thank you for your assistance and courtesy herein.

Very truly yours,

GOLDMAN & PRESSER


Edwin Presser

EP/cj
Enclosures

FILED
06 JAN 19 AM 8:54
TALLAHASSEE, FLORIDA

SN JAN 24 1996

EFFECTIVE DATE
Jan 17, 1996

ARTICLES OF INCORPORATION

OF

MAGNOLIA BUILDERS OF NORTHEAST FLORIDA, INC.
TALLAHASSEE, FLORIDA

FILED

26 JAN 19 AM 8:54

* * * * *
The undersigned subscriber, a natural person competent to contract, hereby presents these Articles for the formation of a corporation under the laws of the State of Florida.

ARTICLE I

CORPORATE NAME

The name of this corporation is MAGNOLIA BUILDERS OF NORTHEAST FLORIDA, INC.

ARTICLE II

CORPORATE EXISTENCE

The corporate existence of this corporation shall commence on the signing of these Articles of Incorporation and shall exist perpetually thereafter, unless sooner dissolved according to law.

ARTICLE III

PURPOSE

The general nature of the business to be transacted by this corporation is to engage in and to transact any and all lawful business.

ARTICLE IV

PRINCIPAL OFFICE

The address and principal office of this corporation is:

3986 Boulevard Center Drive
Suite 106
Jacksonville, Florida 32207

ARTICLE V
CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1000 shares of capital stock having a nominal or par value of \$1.00 per share.

ARTICLE VI
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 3986 Boulevard Center Drive, Suite 106, Jacksonville, Florida 32207, and the name of the initial registered agent of this corporation at that address is Edwin Presser.

ARTICLE VII
MANAGEMENT

The business and activities of this corporation shall be managed by the stockholders of the corporation, and this corporation shall have no Board of Directors.

ARTICLE VIII
INCORPORATOR

The name and address of the person signing these Articles is:

<u>NAME</u>	<u>ADDRESS</u>
Clara Castro Renaker	4422 Landover Drive Jacksonville, Florida 32207

ARTICLE IX

AMENDMENT

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

IN WITNESS WHEREOF, The undersigned subscriber has executed these Articles of Incorporation this 17 day of January, 1996.

Clara Castro Renaker

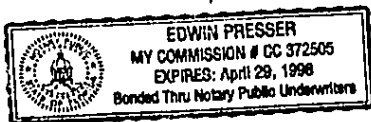
CLARA CASTRO RENAKER

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County aforesaid, personally appeared CLARA CASTRO RENAKER, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, under oath, and she acknowledged before me that she executed said Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State and County aforesaid this 17th day of January, 1996.



Edwin Presser
NOTARY PUBLIC, STATE OF FLORIDA

**CERTIFICATE OF DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED**

* * * * *

In pursuance of applicable Florida Statutes, the following
is submitted, in compliance with said law:

That MAGNOLIA BUILDERS OF NORTHEAST FLORIDA, INC., desiring
to organize under the laws of the State of Florida, has named
Edwin Presser, located at 3986 Boulevard Center Drive, Suite 106,
Jacksonville, Florida 32207, as its agent to accept services of
process within this state.

Having been named to accept services of process for the
above stated corporation, at the above stated address, I hereby
accept to act in this capacity, and agree to comply with the pro-
visions of said Act relative to keeping open said office.

By: *Edwin Presser*

EDWIN PRESSER
Registered Agent

RECEIVED
TALLAHASSEE, FLORIDA

06 JAN 19 AM 8:54