

1201 HAYS STREET
TALLAHASSEE, FL 32301
904-277-0171
904-277-0191

800-342-8086



PG600011268

ACCOUNT NO. : 072100000032

REFERENCE : 033239 4379142

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : February 5, 1996

ORDER TIME : 2:42 PM

ORDER NO. : 033239

CUSTOMER NO: 4379142

CUSTOMER: John L. Boling, Esq
BOLING & MCCART

Suite 700
76 South Laura Street
Jacksonville, FL 32202

500001706925
-02/06/96--01002--011
****122.50 ****122.50

DOMESTIC FILING

NAME: KOGER REALTY, INC.

XX ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Unassigned

EXAMINER'S INITIALS: GSB

FILED
96 FEB -5 AM 9:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
96 FEB -5 PM 4:08
DIVISION OF CORPORATION
RECEIVED

T. BROWN FEB - 6 1996

ARTICLES OF INCORPORATION
OF
KOGER REALTY, INC.

FILED
96 FEB -5 AM 9:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME AND MAILING ADDRESS

The name of this corporation is KOGER REALTY, INC. and the mailing address is Suite 700, 76 South Laura Street, Jacksonville, Florida 32202.

ARTICLE II - DURATION

This corporation is to exist perpetually.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting any or all lawful business.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue 7,500 shares of common stock having a par value of one dollar (\$1.00) per share.

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is Suite 700, 76 South Laura Street, Jacksonville, Florida 32202, and the name of the initial registered agent is John L. Boling.

ARTICLE VI - INITIAL BOARD OF DIRECTORS

This corporation shall have one (1) director initially. The number of directors may be either increased or decreased from time to time by the by-laws but shall never be less than one. The name and address of the initial director of this corporation is:

Ira M. Koger
P. O. Box 330046
Atlantic Beach, Florida 32233-0046

ARTICLE VII - INCORPORATOR

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

John L. Boling
Suite 700, 76 South Laura Street
Jacksonville, Florida 32202

ARTICLE VIII - MISCELLANEOUS

Ownership of stock shall not be required to make any person eligible to hold office either as an officer or director of this corporation.

The stockholders may, by by-law provision, or by stockholders' agreement, recorded in the minute book, impose such restrictions on the sale, transfer, or encumbrance of the stock of this corporation as they may see fit.

Any stockholder present at any meeting, either in person or by proxy, and any director present in person at any meeting of the Board of Directors shall conclusively be deemed to have

received proper notice of such meeting unless he shall make objection at such meeting to any defect or insufficiency of notice.

The Board of Directors are hereby specifically authorized to make provision for reasonable compensation to its members for their services as Directors, and to fix the basis and conditions upon which such compensation shall be paid. Any director of the corporation may also serve the corporation in any other capacity and receive compensation therefor in any form.

ARTICLE IX - INDEMNITY

The corporation shall indemnify any director, officer or employee, or former director, officer or employee of the corporation, or any person who may have served at its request as a director, officer, or employee of another corporation in which it owns shares of capital stock, or of which it is a creditor, against expenses actually and necessarily incurred by him in connection with the defense of any action, suit or proceeding in which is made a party by reason of being or having been such director, officer, or employee, except in relation to matters as to which he shall be adjudged in such action, suit, or proceeding to be liable for negligence or misconduct in the performance of duty. The corporation may also reimburse to any director, officer or employee for the reasonable costs of settlement of any such action, suit or proceeding, if it shall be found by a majority of a committee composed of the directors not involved in


the matter in controversy (whether or not a quorum) that it was to the interests of the corporation that such settlement be made and that such director, officer, or employee may be entitled under any by-laws, agreement, by vote of shareholders, or otherwise.

ARTICLE X - AMENDMENT

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment hereto, in the manner provided by law.

The initial by-laws of this corporation shall be adopted by the directors. The by-laws may be repealed or amended from time to time by either the stockholders or directors, but the directors may not alter, repeal or amend any by-laws adopted by the stockholders if the stockholders specifically provide such by-laws not be subject to amendment or repeal by the directors.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation on the 2nd day of February, 1996.



John L. Boling

STATE OF FLORIDA)
) ss.
COUNTY OF DUVAL)

Before me, a notary public authorized to take acknowledgements in the State and County set forth above, personally appeared JOHN L. BOLING, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 2nd day of February, 1996.

Priscilla S. Schmeers
Notary Public, State of Florida
at Large

My Commission Expires:



PRISCILLA S. SCHMEERS
MY COMMISSION # 00312042 EXPIRES
September 17, 1997
BONDED THROUGH TROY FARM INSURANCE, INC.


CERTIFICATE 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 Chapter 48.091, Florida Statutes, the
following is submitted, in compliance with said Act:

First--That ROGER REALTY, INC., desiring to organize under
the laws of the State of Florida with its principal office as
indicated in the Articles of Incorporation at City of
Jacksonville, County of Duval, State of Florida, has named JOHN
L. BOLING, located at Suite 700, 76 South Laura Street,
Jacksonville, Florida 32202, County of Duval, State of Florida,
as its agent to accept service of process within this State.

ACKNOWLEDGEMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

Having been named to accept service of process for the above
stated corporation, at place designated in this certificate, I
hereby accept to act in this capacity, and agree to comply with
the provision of said Act relative to keeping open said office.

BY: 
JOHN L. BOLING
(Resident Agent)

FILED
96 FEB -5 AM 9:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA