

1201 HAYS STREET
TALLAHASSEE, FL 32301

800-342-8086

903-227-7777
903-227-7991 FAX



Handwritten: PG00022865

ACCOUNT NO. 07210000000002

REFERENCE # 076410 037290

AUTHORIZATION #

Handwritten: Patricia Pyatt

COST LIMIT \$ 122.50

ORDER DATE : March 11, 1996

ORDER TIME : 11:06 AM

ORDER NO. : 076410

5.00001738655

CUSTOMER NO: 037290

CUSTOMER: Mrs. Margaret Mattematice
WORKMAN & HOLM, PA

Suite 201
2401 Library Way
Sanibel, FL 33957

~~W916-5346~~
~~508~~

DOMESTIC FILING

NAME: ISLAND PROPERTY MANAGEMENT,
INC.

EFFECTIVE DATE:

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

CORPORATE FILING: Tallahassee, Florida
CORPORATION, LIMITED PARTNERSHIP

T. BROWN MAR 14 1996

RECEIVED
MAR 11 PM 2:09
TALLAHASSEE, FL 32304
96 MAR 11 AM 8:39
FILED



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

March 12, 1996

case 11th date

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: ISLAND PROPERTY MANAGEMENT, INC.
Ref. Number: W9600005346

We have received your document for ISLAND PROPERTY MANAGEMENT, INC. and the authorization to debit your account in the amount of \$122.50. However, the document has not been filed and is being returned for the following:

The entity name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an administratively dissolved entity. Names of administratively dissolved entities are not available for one year from the date of administrative dissolution unless the dissolved entity provides the Department of State with a notarized affidavit executed as required by section 607.0120, 617.01201, 608.5135 or 608.4482 Florida Statutes, permitting the immediate assumption or use of the name by another entity.

Simply adding "of Florida" or "Florida" to the end of a name does not constitute a difference.

When the document is resubmitted, please return a copy of this letter to ensure proper handling.

If you have any questions about the availability of a particular name, please call (904) 488-9000.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6927.

Kathy Hyman
Document Specialist

Letter Number: 696A00010875

resubmit

RECEIVED
MAR 13 PM 12:09
DIVISION OF CORPORATIONS

ARTICLES OF INCORPORATION

OF

REALTY MANAGEMENT, INC.

FILED
96 MAR 11 AM 8:39
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a corporation under the Florida Business Corporation Act, does hereby adopt the following articles of incorporation:

ARTICLE ONE

The name of the corporation is REALTY MANAGEMENT, INC.

ARTICLE TWO

CORPORATE DURATION

The duration of the corporation is perpetual.

ARTICLE THREE

PURPOSES

The general purposes for which the corporation is organized are:

1. To carry on the business of a property management company, including, but not limited to the provision of property maintenance services for owners and renters of improved real property; to obtain and dispose of property of every nature and description necessary or useful in such endeavor; to develop, design, construct, copyright, patent or otherwise protect new products or offerings in the pursuit of such endeavors; to borrow, mortgage, invest, contract, sell, exchange, option, or lease for any term in the conduct of such lawful business.

2. To transact any other lawful business for which corporations may be incorporated under the Florida Business Corporation Act of 1990, or engage in any other trade or business which can, in the opinion of the board of directors of the corporation, be advantageously carried on in connection with or auxiliary to the foregoing businesses.

3. To do such other things as are incidental to or necessary or desirable in order to accomplish the foregoing lawful businesses.

ARTICLE FOUR

CAPITALIZATION

The aggregate number of shares which the corporation is authorized to issue is 60,000. Such shares shall be of a single class, and shall have a par value of One Dollar (\$1.00) per share. These shares shall be distributed as follows:

GAYE T. PIGOTT	42,000
WILLIAM J. NOAH	9,000
LISA S. SHEPARD	9,000

ARTICLE FIVE

REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation is 2410 Palm Ridge Road, Sanibel, Florida 33957, and the name of its initial registered agent at such address, is Lisa S. Shepard.

ARTICLE SIX

DIRECTORS

The number of directors constituting the initial board of directors of the corporation is 5. The name and address of each person who is to serve as a member of the initial board of directors is:

Gaye T. Pigott	16530 Captiva Drive Captiva, Florida 33924
James C. Pigott	16530 Captiva Drive Captiva, Florida 33924
William J. Noah	16530 Captiva Drive Captiva, Florida 33924
Lisa S. Shepard	16530 Captiva Drive Captiva, Florida 33924
Arthur J. Smithwick	2801 Wulfert Road Sanibel, FL 33957

ARTICLE SEVEN

OFFICERS

The name of each person who is to serve as an initial officer of the corporation is:

William J. Noah	President
Gaye T. Pigott	Vice-President
Lisa S. Shepard	Secretary/Treasurer

ARTICLE EIGHT

INCORPORATOR

The name and address of the Incorporator is:

Gaye T. Pigott	16530 Captiva Drive Captiva, Florida 33924
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ARTICLE NINE

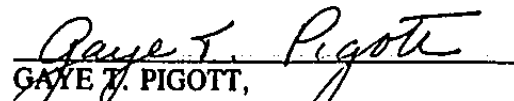
MAILING ADDRESS

The Mailing Address and principal office is 2410 Palm Ridge Road, Sanibel, Florida 33957.

ARTICLE TEN

The corporation shall indemnify its directors, officers, employees and agents to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 8 day of March, 1996.



GAYE T. PIGOTT,
Incorporator

STATE OF FLORIDA

COUNTY OF LEE

The foregoing Articles of Incorporation of REALTY MANAGEMENT, INC. before
me this 8th day of March, 1996, by GAYE T. PIGOTT, as Incorporator.

Sheila E. F. Hoen
Notary Public - State of Florida



OFFICIAL SEAL
SHEILA E. F. HOEN
My Commission Expires
April 27, 1996
Comm. No. CC 194754

Print, Type or Stamp commissioned
name of Notary Public

Personally known ☒ OR Produced Identification ☐

Type of Identification Produced _____

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for REALTY MANAGEMENT, INC.
the place designated in the Articles of Incorporation, LISA S. SHEPARD agrees to act in this
capacity, and agrees to comply with the provisions of Section 48.091, Florida Statutes, relative to
keeping open such office.

Date: March 7, 1996

Lisa S. Shepard
LISA S. SHEPARD

FILED
96 MAR 11 AM 8:39
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Workman and Hoen, P.A.
Attorneys At Law
2401 Library Way
Sanibel, Florida 33957
(941)472-8420 • Fax (941)472-3225

Judith A. Workman
Admitted in
Indiana and Florida

Sheila E.F. Hoen
Admitted in
Oklahoma and Florida

May 9, 1996

P96000022865

Florida Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

5000001820745
-05/14/96--01101--003
****35.00 ****35.00

Re: Realty Management, Inc.

Dear Sir/Madam:

Enclosed please find Articles of Amendment to the Articles of Incorporation of Realty Management, Inc. for filing and a check for \$35.00. Please return a file stamped copy in the enclosed stamped self addressed envelope.

Thank you for your assistance.

Sincerely,

WORKMAN & HOEN, P.A.

Sheila E.F. Hoen
Sheila E.F. Hoen

SH/gb

FILED
96 MAY 13 PM 1:37
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Amend
LFT
5-16-96

**ARTICLES OF AMENDMENT
TO THE ARTICLES OF INCORPORATION
OF
REALTY MANAGEMENT, INC.**

FILED
96 MAY 13 PM 1:37
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Section 607 Florida Statutes the undersigned Florida corporation adopts the following Articles of Amendment to its Articles of Incorporation.

FIRST: Amendments Adopted:

a. *As an Amendment to the number of shares which the corporation is authorized to issue and the number of shares distributed in Article Four of the Articles of Incorporation filed with the Secretary of State of Florida on March 11, 1996 there is substituted the following language for Article Four:*

ARTICLE FOUR

CAPITALIZATION

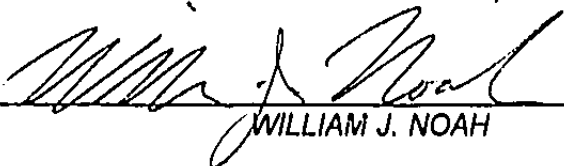
The aggregate number of shares which the corporation is authorized to issue is 200,000. Such shares shall be of a single class, and shall have a par value of One Dollar (\$1.00) per share. One hundred thousand of these shares shall be distributed as follows:

GAYE T. PIGOTT	70,000
WILLIAM J. NOAH	15,000
LISA S. SHEPARD	15,000

SECOND: *The date of Adoption of the Amendment was 4-1, 1996.*

THIRD: Adoption of Amendments: The Amendments were adopted by the shareholders and the number of votes cast for the Amendments was sufficient for approval.

REALTY MANAGEMENT, INC.



WILLIAM J. NOAH

WILLIAM J. NOAH
Printed Name

President

Date

5-8-96

P96000022865

Judith A. Workman
Admitted in
Indiana and Florida

Workman & Hoehn, P.A.
Attorneys at Law
201 Liberty Way
Sanibel, Florida 33957
(941)472-8420 - Fax (941)472-3225

Shella K.F. Hoehn
Admitted in
Oklahoma and Florida

March 18, 1997

Florida Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

500002119275--7
-03/20/97--01085--009
*****35.00 *****35.00

Dear Sir/Madam:

Enclosed please find the Articles of Dissolution of Realty Management, Inc. We respectfully request these be filed. Also enclosed is a check for \$35.00 to pay for the filing fee.

Thank You for your assistance.

Sincerely,

WORKMAN & HOEN, P.A.

Gail J. Baker

Gail J. Baker, Legal Assistant

SH ³/₂₄

Diss

FILED
97 MAR 20 PM 3:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF DISSOLUTION

OF

REALTY MANAGEMENT, INC.

Pursuant to Section 607.1403 of the Florida Business Corporation Act, this Corporation submits these Articles of Dissolution.

FIRST: The name of the Corporation is Realty Management, Inc.

SECOND: Dissolution of the corporation was authorized on February 8, 1997.

THIRD: The number of votes cast by the shareholders for dissolution was sufficient for approval.

Signed this 8th day of February, 1997.

Gaye T. Pigott
GAYE T. PIGOTT
Vice President

FILED
97 MAR 20 PM 3:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

P96000022865

Section 215.26, Florida Statutes, states in part: "Applications for refunds as provided in this section shall be filed with the Comptroller, except as otherwise provided herein, within 3 years after the right to such refund shall have accrued else such right shall be barred." Three years is generally interpreted as meaning three years from the date of payment into the State treasury. The Comptroller has delegated the authority to accept applications for refund to the unit of State government which initially collected the money.

Pursuant to the provisions of Rule 3A-44.020, Florida Administrative Code, and Section 215.26, Florida Statutes, or Section _____, Florida Statutes, I hereby apply for a refund of moneys I paid into the State treasury, which are subject to refund. The following information is submitted to substantiate the claim.

Name: Graye Pigott for Realty Management EIN or SS#: 65-0655048

Address: 1405- 42nd Ave E.
Seattle, WA 98112

Amount: \$165.00 Date Paid _____

Reason for claim: Corp. dissolved, no AR required. P96000022865
6/1 5/22/97

Certified true and correct this 1st day of July, 1997.

Signature Graye T. Pigott

* Must be completed if authority is other than Section 215.26, Florida Statutes.

For Agency Use Only	
Agency recommends approval of above claim and submits the following information to substantiate the claim.	
Amount of recommended refund \$	<u>165.00</u>
The amount requested above was originally deposited into the State Treasury as a part of the funds deposited on	
State Treasurer's Receipt No.	<u>90881005</u> dated <u>05-12-97</u>
Name of Account	<u>4520213000145300000000010000</u>
Statutory Authority for Collection	<u>607</u>
It is requested that payment be made from the following account	
NAME OF ACCOUNT	<u>45202130001453000000022002000</u>
Certified true and correct this	day of _____ 19____
Department of State, Division of Corporations	(Agency) (Authorized Signature and Title)