

P96000023167

March 8, 1996

Secretary of State
Division of Corporations
409 E. Gaines St.
Tallahassee, Florida 32399

Re: Beach & Bay Realty, Inc.

Dear Sir/Madam,

Enclosed are the original and one copy of Articles of Incorporation, together with my check in the amount of \$122.50 which represents the cost of the filing fees, certified copy of Articles of Incorporation and fee for Registered Agent designation for the above named corporation.

Thank you for your assistance.

Sincerely,



Pamela Page
for Beach & Bay Realty, Inc.

Mailing Address of Corporation:
19535 Gulf Boulevard, Suite B
Indian Shores, Florida 34635

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF

Beach & Bay Realty, Inc.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - CORPORATE NAME

The name of the corporation shall be
Beach & Bay Realty, Inc.

ARTICLE II - DURATION

The duration of the corporation shall be perpetual, unless
dissolved according to the laws of the State of Florida.

ARTICLE III - PURPOSE

The general purpose or purposes for which this corporation
is being formed includes;

- (a) The operation of a real estate agency
as well as;
- (b) engaging in any and all lawful activities or business
permitted under the laws of the State of Florida.

ARTICLE IV - CAPITAL STOCK

The aggregate number of shares which the corporation shall
have the authority to issue is;
One hundred thousand (100,000) shares of common stock at a
par value of ten cents (\$.10) per share, which shall be designated
as "Common Shares."

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The mailing address of the initial or principal office of the corporation is:

19535 Gulf Boulevard, Suite B
Indian Shores, Florida 34635

The name and street address of the Initial Registered Agent
of this corporation is:

Pamela Page
19535 Gulf Boulevard, Suite B
Indian Shores, Florida 34635

ARTICLE VI - INITIAL BOARD OF DIRECTORS

This corporation shall have two (2) initial directors. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall in no case be less than one (1). The names and addresses of the initial directors of the corporation are as follows;

Pamela Page
19535 Gulf Boulevard, Suite B
Indian Shores, Florida 34635

Stephen J. Page
19535 Gulf Boulevard, Suite B
Largo, Florida 34635

ARTICLE VII

The name and address of the incorporator signing these
Articles of Incorporation is as follows;

Pamela Page
19535 Gulf Boulevard, Suite B
Indian Shores, Florida 34635

ARTICLE VIII

The stockholders and directors of the corporation shall have the power to hold their meetings and keep the books, documents, and papers of the corporation outside the State of Florida, at such places as may be from time to time designated by the By-Laws or by the resolution of the Stockholders or Directors except as otherwise required by the laws of the State of Florida.

ARTICLE IX

The corporation is a close corporation.

ARTICLE X

The corporation shall indemnify any person (and the heirs, executors and administrators of such person) who is or was a director, officer, or employee of the corporation, against all liability and reasonable expenses including attorney's fees that may be incurred by such person in connection with or resulting from any claim, action, lawsuit or other proceeding in which such person may become involved by reason of being or having been a director, officer, or employee of the corporation, except in relation to matters as to which he or she shall be adjudged in such claim, action, lawsuit or proceeding to be liable for negligence or misconduct in the performance of his or her duty to the corporation or found guilty of unlawful conduct in connection therewith. The corporation shall also reimburse any such director, officer, or employee for the reasonable costs of settlement, including reasonable expenses and attorney's fees arising from any such claim, action, lawsuit or other proceeding if a majority of the Directors not involved in the controversy agree that such reimbursement be made and that such director, officer or employee was not negligent or guilty of misconduct. Such rights of indemnification and reimbursement shall not be deemed exclusive of any other rights to which such director, officer, or employee may be entitled under any by-laws, agreement, vote of shareholders, or as a matter of law or otherwise.

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

Pamela Page
Pamela Page

STATE OF FLORIDA)(

SS

COUNTY OF PINELLAS)(

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

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal, in the State and County aforesaid, this, the 8th day of March, 1996.

(Notary seal)



CORINNE MOSCHINGER PHILLIPS
MY COMMISSION # CC418417 EXPIRES
April 7, 1996
BONDED TRISTAR TRUST INSURANCE, INC.

Corinne M Phillips
(Notary Public, State of Florida at Large)

My commission expires: April 7, 1996

CERTIFICATE AND ACKNOWLEDGEMENT
OF REGISTERED AGENT

CERTIFICATE OF REGISTERED AGENT

OF

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Beach & Bay Realty, Inc.
(name of corporation)

Pursuant to Florida Statutes Sections 48.091 and 607.0501, the following is submitted:

The above corporation, desiring to organize under the laws of the State of Florida with its registered office as indicated in the Articles of Incorporation

at 19535 Gulf Boulevard, Suite B
Indian Shores, Florida 34635

has named Pamela Page

located at the aforesaid address, as its Registered Agent to accept service of process within this state.

ACKNOWLEDGEMENT

Having been named as Registered Agent to accept service of process for the above stated corporation at the place designated in this certificate, and being familiar with the obligations of that position, I hereby accept to act in this capacity, and agree to comply with the provisions of Florida Law in keeping open said office.

Pamela Page
(registered agent)