

P96000045993

LAW OFFICE
PEACOCK & GAFFNEY
PROFESSIONAL ASSOCIATION
2340 SUNSET POINT ROAD
CLEARWATER, FLORIDA 34625

FILED
55 MAY 23 11 25 AM
TALLAHASSEE, FLORIDA
FAX (904) 777-0017

RAY PEACOCK
PATRICK F. GAFFNEY
PERRY BURKE DEVILLE
BOARD CERTIFIED
MARITAL & FAMILY LAWYER

May 22, 1996

Corporate Records Bureau
Division of Corporations
Dept. of State
P.O. Box 6327
Tallahassee, FL 32301

500001836955
-05/23/96--01054--004
****122.50 ****122.50

RE: American Realty Services, Inc.

To Whom It May Concern:

Enclosed please find the Charter for the above-referenced corporation, which we request that you file in your office. Also enclosed is a copy of the same, which we request that you certify and return to us.

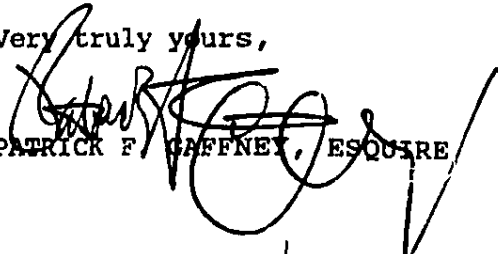
Our check in the amount of \$122.00 is enclosed to cover your charges as follows:

Filing fee	\$35.00
Certified copy	52.50
Resident Agent	<u>35.00</u>
	\$122.50

Please let me know at your earliest opportunity if anything else is required.

Thank you.

Very truly yours,


PATRICK F. GAFFNEY, ESQUIRE

PFG/dl
encl.

PH
5/30/96

ARTICLES OF INCORPORATION
OF
AMERICAN REALTY SERVICES, INC.

FILED
JAN 23 1981
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of this corporation is AMERICAN REALTY SERVICES, INC.
The address for the corporation is 10572 86th. Ave. No., Seminole,
FL 34642-3480.

ARTICLE II - DURATION

This corporation shall exist for a perpetual period.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting
any or all lawful business for which corporations may be
incorporated.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue 100 shares of Five
Dollar (\$5.00) par value common stock.

ARTICLE V - PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of
this corporation of the same kind, class or series as that which he
already holds, shall have the right to purchase his pro rata share
thereof (as nearly as may be done without issuance of fractional
shares) at the price at which it is offered to others.

ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this
corporation is 2348 Sunset Point Rd., Clearwater, FL 34625, and the
name of the initial registered agent of this corporation at that
address is Patrick F. Gaffney.

Agency Accepted
by: 
PATRICK F. GAFFNEY

ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have two director(s) initially. The
number of directors may be either increased or diminished from time
to time by the Bylaws but shall never be less than one. The names
and address(es) of the initial directors(s) of the corporation are:

John F. Kennedy and Sharon Kennedy, 10572 86th. Ave. No.,
Seminole, FL 34642-3840.

ARTICLE VIII - INCORPORATORS

The name and address of the person signing these Articles are:
Patrick F. Gaffney, Esq., 2348 Sunset Point Rd., Clearwater,
FL 34625.

BYLAWS

The power to adopt, alter, amend or repeal Bylaws shall be
vested in the Board of Directors and the shareholders.

ARTICLE X - RESTRICTIONS ON TRANSFER OF STOCK

Shares of capital stock of this corporation shall be issued initially to the following persons and in the amounts set opposite their names:

100 shares to John F. Kennedy and 100 shares to Sharon Kennedy.

Shares held by the initial shareholders listed above may not be resold or otherwise transferred to other persons unless such shares are first offered to the remaining shareholders or to this corporation. The price and terms at which, and the time within which, such may be offered and sold shall be further specified by written agreement among all of the shareholders and this corporation.

ARTICLE XI - CUMULATIVE VOTING

At each election for directors every shareholder entitled to vote at such election shall have the right to cumulate his votes by giving one candidate as many votes as the number of directors to be elected at that time multiplied by the number of his shares, or by distributing such votes on the same principle among any number of such candidates.

ARTICLE XII - POWERS

This corporation shall have all of the corporate powers enumerated in the Florida General Corporation Act.

ARTICLE XIII - MEETINGS BY CONFERENCE TELEPHONE

Members of the Board of Directors may participate in (special) meetings of the Board of Directors by means of conference telephone as provided by law, but (regular) meetings of the Board of Directors must be attended in fact in person by each Director.

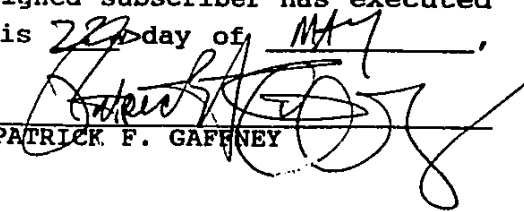
ARTICLE XIV - INDEMNIFICATION

The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE XV - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 22nd day of May, 1996.


PATRICK F. GAFFNEY

STATE OF FLORIDA
COUNTY OF PINELLAS

RECEIVED IN CASE

FILED IN CASE

Before me, a notary public authorized to take acknowledgment in the State and County set forth above, personally appeared Patrick F. Gaffney, who is personally 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 those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid this 22 day of

May



1996
OFFICIAL SEAL
DEBRA B. LAHAIE
My Commission Expires
July 23, 1996
Comm. No. CC 21C458

Debra B. Lahaie
Notary Public

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0505, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is: AMERICAN REALTY SERVICES, INC.
2. The name and address of the registered agent and office is: Patrick F. Gaffney, 2348 Sunset Point Rd., Clearwater, FL 34625.

SIGNATURE: [Signature]

(Corporate Officer)

TITLE: _____

DATE: 5/22/96

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I ACCEPT THE DUTIES AND OBLIGATIONS OF SECTION 607.0505, FLORIDA STATUTES.

SIGNATURE: [Signature]

PATRICK F. GAFFNEY

DATE: 5/22/96