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PRESENCE HALL  
LEGAL & FINANCIAL SERVICES ACCOUNT NO. : 072100000032

REFERENCE : 004929 95306A

AUTHORIZATION :

COST LIMIT : \$ PPD

ORDER DATE : June 28, 1996

ORDER TIME : 12:11 PM

ORDER NO. : 004929

CUSTOMER NO: 95306A

CUSTOMER: Ms. Joyce C. Marksbury  
H. GREG LEE, PA

2014 Fourth Street

Sarasota, FL 34237

200001879832  
-06/28/96--01104--005  
\*\*\*\*\*122.50 \*\*\*\*\*122.50

DOMESTIC FILING

NAME: MJB REAL ESTATE SERVICES,  
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

CONTACT PERSON: Cindy Helentjaris

EXAMINER'S INITIALS:

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
95 JUN 28 AM 9:59  
RECEIVED  
95 JUN 28 PM 2:25  
DIVISION OF CORPORATIONS

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7/1/96

ARTICLES OF INCORPORATION OF  
MJB REAL ESTATE SERVICES, INC.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

96 JUN 28 AM 9:59

THE UNDERSIGNED, each with the capacity to contract, hereby executes and acknowledges these Articles of Incorporation for the purpose of forming a general corporation under and by virtue of the laws of the State of Florida as contained in the Florida General Corporation Act, Chapter 607, Florida Statutes, as amended (the "Act").

ARTICLE 1. NAME AND ADDRESS

The name of this corporation shall be MJB REAL ESTATE SERVICES, INC., and the principal office of the corporation shall be 7512 Weeping Willow Boulevard, Sarasota, Florida 34241.

ARTICLE 2. DURATION

The date of commencement of corporate existence shall be the same date as the date the Articles of Incorporation are filed, and the period of duration of the corporation shall be perpetual.

ARTICLE 3. PURPOSE AND POWERS

The general purpose for which the corporation is initially organized is to engage in, conduct and carry on the business of marketing of real property for sale or lease; to engage in activities which are necessary, suitable or convenient for the accomplishment of that purpose, or which are incidental thereto or connected therewith; and to transact any or all other lawful business for which corporations may be incorporated under the

Act, including qualifying for certain tax or retirement advantages available to general corporations. The corporation shall have all the powers specified in Section 607.011 of the Act.

#### ARTICLE 4. STOCK

The corporation shall have authority to issue 100 shares of common stock with a par value of \$1.00 per share. The corporation shall not have the authority to issue shares in series.

#### ARTICLE 5. PREEMPTIVE RIGHTS AND OTHER RESTRICTIONS

5.1 Statement of Preemptive Rights. After the subscription shares have been issued, each holder of shares in the corporation shall have the first right to purchase shares (and securities convertible to shares) of the corporation that may from time to time be issued (whether or not presently authorized), including shares from the treasury of the corporation, in the ratio that the number of shares he holds at the time of issue bears to the total number of shares outstanding, exclusive of treasury shares. This right shall be deemed waived by any shareholder who does not exercise it and pay for the shares preempted within thirty (30) days of receipt of a notice in writing from the corporation stating the prices, terms and conditions of the issue of shares and inviting him to exercise his preemptive rights.

5.2 Prohibition of Issue of Shares for Other Than Money or Property. Shares in the corporation shall not be issued for consideration other than money, property or in payment of a

debt of the corporation, without the unanimous consent of all shareholders.

5.3 Restrictions on Transfer of Stock. If any two or more shareholders or subscribers to stock of the corporation shall enter into any agreement restricting the right of any of them to transfer, encumber or otherwise dispose of any shares of stock of the corporation held by them, then all share certificates subject to such restrictions shall have a reference to the restrictions placed on the certificate and such stock shall not thereafter be transferred on the corporate books except in accordance with the provisions of such agreement. Stock transferred in violation of any such restrictions shall not be entitled to dividend or voting rights until there has been full compliance with the provisions of any such agreement.

#### ARTICLE 6. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 7512 Weeping Willow Boulevard, Sarasota, Florida 34241, and the name of the initial registered agent of the corporation at such address is Bob Hoffman.

#### ARTICLE 7. DIRECTORS

The initial Board of Directors shall consist of two (2) members. The names and addresses of the persons who are to serve as directors until the first annual meeting of shareholders or until their successor be elected and qualify, or until their earlier resignation, removal from office or death,

are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Mary Jane Hoffman	7512 Weeping Willow Boulevard Sarasota, Florida 34241
Bob Hoffman	7512 Weeping Willow Boulevard Sarasota, Florida 34241

#### ARTICLE 8. INCORPORATORS

The names and addresses of the incorporators of the corporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Mary Jane Hoffman	7512 Weeping Willow Boulevard Sarasota, Florida 34241
Bob Hoffman	7512 Weeping Willow Boulevard Sarasota, Florida 34241

#### ARTICLE 9. PROVISIONS FOR THE REGULATION OF THE BUSINESS AND FOR THE CONDUCT OF THE AFFAIRS OF THE CORPORATION

9.1 Meetings of Shareholders and Directors. Meetings of the shareholders and directors of the corporation may be held either within or without the State of Florida at such place or places as may from time to time be designated in the Bylaws or by resolution of the Board of Directors.

9.2 Bylaws. The initial Bylaws of the corporation shall be adopted by the Board of Directors. The power to amend or repeal the Bylaws or to adopt new Bylaws shall be in the shareholders, but the affirmative vote of the holders of three-fourths (3/4) of the shares outstanding shall be necessary to exercise that power. The Bylaws may contain any provisions for the regulation and management of the corporation which are consistent with the Act and these Articles of Incorporation.

9.3 Contracts in Which Directors Have an Interest. No contract or other transaction of the corporation with any person, firm or corporation or no contract or other transaction in which the corporation is interested shall be invalidated or affected by (a) the fact that one or more of the directors of this corporation is interested in or is an officer or director of another corporation, or (b) the fact that any director, individually or jointly with others, may be a party to or may be interested in the contract or transaction; and each person who may become a director of the corporation is hereby relieved from any liability that might otherwise arise by reason of his contracting with the corporation for the benefit of himself or any firm or corporation in which he may be interested.

9.4 Compensation of Directors. The Board of Directors shall have the authority to make provision for reasonable compensation to its members for their services as directors and to fix the basis and conditions upon which this compensation shall be paid. Any director may also serve the corporation in any other capacity and receive compensation therefrom in any form.

IN WITNESS WHEREOF, the undersigned, being the incorporators of the corporation, executed these Articles of Incorporation and certified to the truth of the facts herein stated, on the dates and places indicated below.

  
MARY JANE HOFFMAN

*Bob Hoffman*  
BOB HOFFMAN

STATE OF FLORIDA )  
COUNTY OF SARASOTA )

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared MARY JANE HOFFMAN, to me known to be the person described in and who executed the foregoing Articles of Incorporation, and acknowledged before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 27 day of June, 1996.

  
NOTARY PUBLIC  
My Commission Expires:



Joyce C. Marksbury  
MY COMMISSION # 00048888 EXPIRES  
April 2, 2000  
BOUNDED FROM TROY PAUL BURNHAM, INC.

STATE OF FLORIDA )  
COUNTY OF SARASOTA )

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared BOB HOFFMAN, to me known to be the person described in and who executed the foregoing Articles of Incorporation, and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 27 day of June, 1996.


  
NOTARY PUBLIC  
My Commission Expires:



Joyce C. Marksbury  
MY COMMISSION # 00048888 EXPIRES  
April 2, 2000  
BOUNDED FROM TROY PAUL BURNHAM, INC.



I have been designated as Registered Agent in the above Articles. I comply with the provisions of all statutes relative to the proper performance of my duties and simultaneously, I hereby accept the appointment as Registered Agent.

  
BOB HOFFMAN

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
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