

PA6000071353

Gimelstob Realty Inc. Better Homes and Gardens

Administrative Offices, 7777 W. Glades Road, Suite 100, Boca Raton, FL 33434 TELEPHONE (407) 451-9800 FAX (407) 451-1889

August 14, 1996

VIA FEDERAL EXPRESS

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

900001923199
-08/15/96--01055--016
***131.25 ***131.25

Re: New Corporation - Gimelstob Realty of the Florida Keys, Inc.

W96-17321

Dear Sir/Madam:

Enclosed please find an original and one copy of Articles of Incorporation for a new corporation, Gimelstob Realty of the Florida Keys, Inc., along with our check in the amount of \$131.25. The \$131.25 check includes \$70.00 for the new corporation filing fee, \$52.50 for a certified copy of the Articles of Incorporation, and \$8.75 for a certificate of status. Please file the Articles of Incorporation as soon as possible and return to me the certified copy of the Articles of Incorporation and certificate of status at the address shown above.

Thank you for your prompt attention to this matter. Please contact me immediately at (561) 852-2955 if you have any questions regarding anything contained herein.

Client is aware of similar name in same location.

Sincerely,

William L. Epstein

William L. Epstein
General Counsel

WLE/abs
Enclosures

cc: Ms. Elaine Gimelstob, Incorporator

Handwritten initials and number: WLE 827016

Over 25 locations serving Dade, Broward, Palm Beach, Martin and St. Lucie Counties

Toll Free Number (800) 228-2087





FLORIDA DEPARTMENT OF STATE
Sandra B. Morthum
Secretary of State

August 19, 1996

WILLIAM L. EPSTEIN
GIMELSTOB REALTY INC.
7777 W. GLADES RD., SUITE 100
BOCA RATON, FL 33434

SUBJECT: GIMELSTOB REALTY OF THE FLORIDA KEYS, INC.
Ref. Number: W96000017321

We have received your document for GIMELSTOB REALTY OF THE FLORIDA KEYS, INC. and your check(s) totaling \$131.25. However, the enclosed document has not been filed and is being returned for the following correction(s):

The effective date is not acceptable since it is not within five working days of the date of receipt.

The corporate name you are trying to file is very similar to an existing entity in the same area. This note is to inform you of that corporation. If you still want to file under this name just resubmit your articles. If not, select another name and resubmit.

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: 696A00039338

**ARTICLES OF INCORPORATION
OF
GIMELSTOB REALTY OF THE FLORIDA KEYS, INC.**

FILED
96 AUG 28 PM 4:11
1996
FLORIDA

The undersigned, acting as incorporator of a corporation under the Florida General Corporation Act, adopts the following Articles of Incorporation for such corporation:

ARTICLE I

The name of the corporation is GIMELSTOB REALTY OF THE FLORIDA KEYS, INC., whose principal place of business is 7777 W. Glades Road, Suite 100, Boca Raton, FL 33434.

ARTICLE II

The period of duration of the corporation is perpetual.

ARTICLE III

The purpose or purposes for which the corporation is organized are to engage in any activity or business permitted under the laws of the United States and of this State.

ARTICLE IV

The corporation shall have the authority to issue one thousand (1,000) shares, all of one class of Capital Stock, with a par value of \$1.00 per share.

ARTICLE V

The address of its initial registered agent is 7777 W. Glades Road, Suite 100, Boca Raton, FL 33434 and the name of its initial registered agent at said address is Elaine Gimelstob.

ARTICLE VI

The number of directors constituting its initial Board of Directors is two (2), whose names and addresses are:

- (1) Elaine Gimelstob, 4330 Live Oak Blvd., Delray Beach, FL 33445; and
- (2) Debra Mochan, 21010 Madria Circle, Boca Raton, FL 33433.

ARTICLE VII

The name and address of the incorporator is Elaine Gimelstob, 4330 Live Oak Blvd., Delray Beach, FL 33445.

ARTICLE VIII

The shareholders shall have the power to adopt, amend, alter, change, or repeal the Articles of Incorporation when proposed and approved at a stockholder's meeting, with not less than a two-thirds vote of the common stock.

ARTICLE IX

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board of Directors.

ARTICLE X

The holders of the common stock of this corporation shall have preemptive right to purchase, at prices, terms, and conditions that shall be fixed by the Board of Directors, such of the shares of the stock of this corporation as may be issued for money (money or any property or services) from time to time, in addition to that stock authorized by the corporation. The preemptive right of any holder is determined by the ratio of the authorized shares of common stock held by the holder to all shares of common stock currently authorized.

ARTICLE XI

Pursuant to Florida Statute Section 607.0203., the effective date of the commencement of corporate existence is the ^{date of filing of these Articles with the Secretary of State.} ~~5th day of August, 1996, which is the date of subscription and acknowledgement of the Articles of Incorporation. Said Articles of Incorporation are to be filed within five days after such date.~~

IN WITNESS WHEREOF, THE UNDERSIGNED has made and subscribed of these Articles of Incorporation at Palm Beach County, Florida, on the 5th day of August, 1996.

Elaine Gimelstob
Elaine Gimelstob

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Elaine Gimelstob, who is to me well known to be the person described in and who subscribed to the above Articles of Incorporation, and she did freely and voluntarily acknowledge before me according to law that she made and subscribed the same for the uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and my official seal at Boca Raton, Palm Beach County, Florida, in said County and State this 5th day of August, 1996.

Mary Queenborough
Notary Public, State of Florida

Printed Name: MARY QUEENBOROUGH

My Commission Expires:



ACKNOWLEDGEMENT OF REGISTERED AGENT

FILED
96 AUG 26 PM 12:12
PALM BEACH
FLORIDA

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Elaine Gimelstob, who is to me well known to be the person described in and who is named as the Registered Agent in the above Articles of Incorporation, and she did freely and voluntarily acknowledge before me according to law that she has authorized said corporation to name her as its initial Registered Agent for the purposes mentioned and set forth in Article V. She did further agree to comply with the provisions of Section 607.0505 Florida Statutes (1993), all statutes relating to the proper and complete performance of her duties, and she is familiar with and accepts the obligations of her position as Registered Agent.

Elaine Gimelstob
Elaine Gimelstob

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Boca Raton, Palm Beach County, Florida, in said County and State this 5th day of August, 1996.

Mary Queenborough
Notary Public, State of Florida

Printed Name: MARY QUEENBOROUGH

My Commission Expires:

