

8960000 75737

LAW OFFICE
JEFFERSON F. RIDDELL, P.A.

SunTrust Bank Building
3400 South Tamiami Trail
Sarasota, Florida 34239

Jefferson F. Riddell
Board Certified Real Estate Lawyer

Telephone (941) 366-1300
FAX (941) 366-6973

September 4, 1996

Secretary of State
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32301

800001943719
-09/10/96--01134--011
****122.50 ****122.50

Re: Buyers Advantage Realty, Inc.

Dear Sir/Madame:

Enclosed please find a check in the amount of \$122.50 in addition to one signed original and copy of the Articles of Incorporation for the above corporation. Please file these Articles of Incorporation at your earliest opportunity and return a copy to me along with the usual certification.

Please note in your records that the Annual Report is to be sent to JEFFERSON F. RIDDELL, P.A., 3400 S. Tamiami Trail, Sarasota, FL 34239.

Thank you.

Yours truly,


Jefferson F. Riddell

JFR/sld

Enclosures

F. O'HESSEN SEP 12 1996

Articles of Incorporation

Of

Buyers Advantage Realty, Inc.

The undersigned, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation:

1. Name. The name of the corporation is:

Buyers Advantage Realty, Inc.

2. Principal Office. The address of the principal place of business of the corporation is:

Buyers Advantage Realty, Inc.
c/o Jefferson F. Riddell, P.A.
3400 S. Tamiami Trail
Sarasota, FL 34239

and mailing address of the corporation is:

Buyers Advantage Realty, Inc.
c/o Jefferson F. Riddell, P.A.
3400 S. Tamiami Trail
Sarasota, FL 34239

3. Capital Stock. The aggregate number of shares that the corporation has authority to issue is 5,000 all of which shall be common shares with a par value of \$1.00 per share.

4. Initial Registered Agent and Address. The name and address of the initial Registered Agent for the corporation is:

Jefferson F. Riddell
3400 South Tamiami Trail
Sarasota, Florida 34239

5. Incorporator. The name and address of the Incorporator is:

Jefferson F. Riddell
3400 South Tamiami Trail
Sarasota, Florida 34239

The undersigned has executed these Articles of Incorporation on September 4, 1996.


Jefferson F. Riddell

Acceptance by Registered Agent

The undersigned hereby accepts the appointment as Registered Agent of the corporation which appointment is contained in the foregoing Articles of Incorporation.


Jefferson F. Riddell

FILED
96 SEP 10 AM 8:21
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

June 7, 1996

TIMOTHY J. PIROLA
2100 CONSTITUTION BLVD.
SUITE 145
SARASOTA, FL 34231

The name **BUYERS ADVANTAGE REALTY, INC.** has been reserved for 120 days beginning June 7, 1996. The reservation number is R96000002815 and this reservation is **NONRENEWABLE**.

A reservation is not a grant of authority to use the name. It is only a withholding of a name from its availability for use by another. When the proposed document is submitted, the name will **AGAIN** be checked against the records of the Division and if still no conflict exists and all other requirements are fulfilled, the reserved name shall be filed as the entity name.

The Division of Corporations is a ministerial filing office and may not render any legal advice. The Division does not adjudicate the legality of any corporate name or arbitrate disputes between entities. You may wish to review other laws such as common law rights, including rights to a trade name; United States Code, Federal Trademark Act, Section 1051 (Lanham Act); Chapter 495, Florida Statutes, Registration of Trademarks and Service Marks (Florida Trademark Act); and Section 865.09, Florida Statutes (Fictitious Name Act).

If someone else submits the document for filing, it must have a copy of this letter attached.

Should you have any questions regarding this matter, please telephone (904) 488-9000, the Name Availability Section

Becky McKnight

Letter number: 896A00028472