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LAW OFFICES

OUGHTERSON, OUGHTERSON, PREWITT & SUNDHEIM, P.A.

310 SW OCEAN BOULEVARD
STUART, FLORIDA 34904
(888) 287-0800

WM. A. OUGHTERSON
JOHN B. PREWITT
FREDERICK G. SUNDHEIM, JR.

T. T. OUGHTERSON
(904) 983-
FAX (888) 287-0422

September 24, 1996

Division of Corporations
Secretary of State
Post Office Box 6327
Tallahassee, Florida 32314

RE: Hamill Realty, Inc.

200001957892
-09/26/96--01056--007
****122.50 ****122.50

Dear Sirs:

I have enclosed our check in the amount of \$122.50 to cover your filing fee and obtaining a certified copy of the enclosed Articles of Incorporation to the above-captioned corporation.

Once the Articles has been filed, please return same to my office in the enclosed self addressed stamped envelope.

Sincerely yours,

Frederick G. Sundheim, Jr.
Frederick G. Sundheim, Jr.

FGS:sn
Encls.

FILED
96 SEP 26 AM 8:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AB 9/30

ARTICLES OF INCORPORATION
OF
HAMILL REALTY, INC.

FILED
96 SEP 26 AM 8:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I. NAME

The name of this corporation shall be HAMILL REALTY, INC.

ARTICLE II. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE III. NATURE OF BUSINESS

The general nature of the businesses to be transacted by this corporation are to operate a real estate sales office, to buy, sell, and reinvest in real estate.

ARTICLE IV. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000 shares of common stock without nominal or par value. One share having a nominal or par value of \$1.00 per share.

ARTICLE V. PRINCIPAL AND REGISTERED OFFICE

The street address of the principal office of this corporation in the State of Florida is 11770 South Dixie Highway, Hobe Sound, FL 33475. The street address of the initial registered office of this corporation in the State of Florida is 11770 South Dixie Highway, Hobe Sound, Florida 33475. The name of the initial registered agent at such address is Robert Hamill.

ARTICLE VI. DIRECTORS

This corporation shall have one director, initially. The number of directors may be increased or diminished from time to time by by-laws adopted by the stockholders, but shall never be less than three one.

ARTICLE VII. INCORPORATORS
INITIAL DIRECTORS

The names and street addresses of the first Board of Directors are:

Name	Address	Office
Robert L. Hamill Jr.	11770 South Dixie Hwy. Hobe Sound, FL 33475	Director

ARTICLE VIII. BY-LAWS

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

ARTICLE IX. AMENDMENTS

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved (by the board of directors, proposed by them to the shareholders and approved) at a shareholders' meeting by a majority of the stock entitled to vote thereon, unless all the directors and all of the shareholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

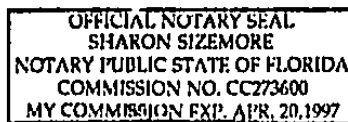
ARTICLE X. PREEMPTIVE RIGHTS

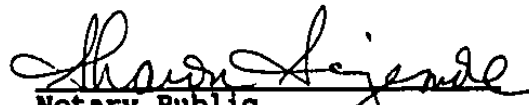
Upon the sale of any unissued or treasury shares of the corporation, each shareholder shall have the preemptive right to purchase his prorata share thereof at the price at which it is offered to others. This preemptive right is limited to the extent that no fractional shares will be issued or sold.


ROBERT L. HAMILL JR.

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 23
day of September, 1996, by ROBERT L. HAMILL JR.




Notary Public
My Commission Expires:

I, ROBERT L. HAMILL JR., having been designated to act as Registered Agent, hereby consent to act in that capacity until removed or my resignation is submitted.


ROBERT L. HAMILL JR.