

P96000093113
GARY M. GLASSMAN, ESQ.

Admitted in Florida & New York

TIFFANIE REMILLARD
Certified Legal Assistant

2100 South Tamiami Trail
Sarasota, Florida 34239
(941) 955-5954
Fax: (941) 951-0623

November 6, 1996

Division of Corporation
P.O. Box 6327
Tallahassee, FL 32314

ATTN: New Filings

RE: New Corporation named Sun Country Realty of Sarasota, Incorporated

To Whom it May Concern,

Enclosed you will find the Articles of Incorporation for Sun Country Realty of Sarasota, Incorporated as well as check number 252 for filing of same. Please process and send back to my office a stamped copy of the Articles.

Thank you for your attention in this matter.

Very truly yours,



GARY M. GLASSMAN

GMG/tr
Enclosure

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 NOV - 8 AM 9:04

500002000575--2
-11/08/96--01076--004
****122.50 ****122.50

D. BROWN NOV 14 1996

ARTICLES OF INCORPORATION
OF
SUN COUNTRY REALTY OF SARASOTA, INCORPORATED

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 NOV -8 AM 9:04

The undersigned, for the purpose of forming and organizing a corporation for profit under the provisions of the laws of the State of Florida, hereby adopts the following Articles of Incorporation.

ARTICLE I - NAME

The name of the corporation is **Sun Country Realty of Sarasota, Incorporated**

ARTICLE II - PURPOSE

The corporation is authorized to conduct any activity or business permitted under the laws of the United States and of the State of Florida.

ARTICLE III - PRINCIPAL OFFICE

The principal place of business and the mailing address of the corporation shall be 3629 Webber Street, Sarasota, Florida 34232.

ARTICLE IV - CAPITAL STOCK

The corporation is authorized to issue 100 shares of common stock having a par value of \$1.00. Each share of common stock shall entitle the holder thereof to one vote on each matter considered at any stockholder's meeting. Said share shall be paid for in lawful money of the United States of America or in property, labor or services rendered at a just valuation to

be fixed by the Board of Directors and said share shall be deemed fully paid and nonassessable.

The Corporation elects to have preemptive rights.

ARTICLE V - DURATION

This corporation shall have perpetual existence unless sooner dissolved according to law.

ARTICLE VI - SHAREHOLDER VOTING REQUIREMENTS

When a quorum exists at any meeting of the Shareholders, action on a matter, other than the election of Directors, is approved if the votes cast by the holders of not less than a majority of the shares represented at such meeting, and entitled to vote on the subject matter favor the action.

ARTICLE VII - DIRECTORS

This corporation shall have an initial Board of Directors consisting of one director, whose name and street address is as follows:

<u>NAME</u>	<u>ADDRESS</u>
VINCENT POMA	1509 Shadow Ridge Circle Sarasota, Florida 34240
ROBERT MALCUS	1750 Ben Franklin Drive Sarasota, Florida 34236
DENNIS M. CULVER	2709 Sweetland Avenue Sarasota, Florida 34232

ARTICLE VIII - INCORPORATOR

The name and address of the incorporator of this corporation is as follows:

<u>NAME</u>	<u>ADDRESS</u>
DENNIS M. CULVER	2709 Sweetland Avenue Sarasota, Florida 34232

ARTICLE IX - BY-LAWS

The original By-Laws of this corporation shall be made, prepared and adopted by a majority vote of the initial Board of Directors as named herein. Thereafter, the Board of Directors, and the shareholders, shall have authority to adopt, amend, change, repeal or enlarge By-Laws as provided in the By-Laws from time to time.

ARTICLE X - INDEMNIFICATION

Subject to the laws of the State of Florida, this corporation shall indemnify and hold harmless its officers and directors of and from any suits, actions, or judgments either civil or criminal arising out of any act alleged to have been committed by such person in his capacity as an officer or director if such officer or director acted in good faith and in the reasonable belief that such action was in the best interest of the corporation and in the event of criminal allegations without reasonable ground for belief that such action was unlawful. The corporation shall pay all costs, legal expenses, and other charges that said officers and directors may incur in the defense of any claim, suit or action that may be instituted against said officers in their individual capacity. It is the express purpose and intent that the corporation shall hold its

officers and directors harmless from any action taken by them on its behalf to the full extent and limit permitted by law.

ARTICLE XI - PRINCIPAL OFFICE AND REGISTERED AGENT

This corporation has named DENNIS M. CULVER, as its agent to accept service of process within the State. The street address of the initial registered office is 2709 Sweetland Avenue, Sarasota, Florida 34232.

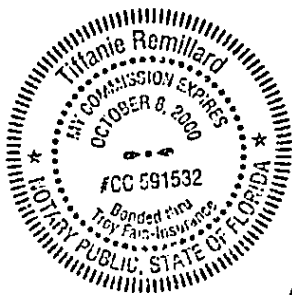
IN WITNESS WHEREOF, the undersigned incorporator has executed the foregoing Articles of Incorporation this 5th day of November, 1996.



DENNIS M. CULVER

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 5th day of November, 1996 by DENNIS M. CULVER, who is personally known to me or who produced his _____ as identification.



Notary Public

Printed Name: Tiffanie Remillard

My Commission Expires: October 8, 2000

ACKNOWLEDGMENT:

Having been named to accept service of process for the corporation, at the place designated above, I hereby accept the appointment of registered agent and agree to act in this

capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties and am familiar with and accept the obligations of any position as registered agent.



DENNIS M. CULVER

FILED STATE
SECRETARY OF CORPORATIONS
DIVISION OF CORPORATIONS
96 NOV -8 AM 9:04