

0910000097612

SELECTYREALTY ASSOCIATES INC.

Requestor's Name

ATTN: JAMES M. STACKPOOLE

3939 CHEVAL BOULEVARD

Address

LUTZ, FLORIDA 33549

City/State/Zip

Phone #

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CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

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NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

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12/3/96

ARTICLES OF INCORPORATION

OF

SELECT REALTY ASSOCIATES, INC.

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

ARTICLE I

NAME

The name of the corporation is SELECT REALTY ASSOCIATES, INC.

ARTICLE II

DURATION

The period of duration of the corporation is perpetual. Corporate existence shall commence on the date these Articles are executed and acknowledged, except that if they are not filed by the Department of State of the State of Florida within five (5) days, exclusive of legal holidays, after they are executed and acknowledged, corporate existence shall commence upon filing by the Department of State.

ARTICLE III

PURPOSES

The purpose for which the corporation is organized is to transact any and all lawful business, and to engage in any activity within the purpose for which corporations may be organized under the Florida General Corporation Act.

ARTICLE IV

CAPITAL STOCK

(a) Authorized Capital: The maximum number of shares of stock which this corporation is authorized to have outstanding at any one time is ONE HUNDRED (100) shares of common stock having a par value of \$1.00 per share, which shall be designated as "Common Stock."

(b) Preemptive Rights. Shareholders shall have no preemptive rights.

(c) Cumulative Voting. Cumulative voting shall not be permitted.

ARTICLE V

INITIAL REGISTERED OFFICE AND AGENT

The principal office and mailing address for the corporation is 3939 Cheval Boulevard, Lutz, Florida 33549. The name of the initial registered agent of the corporation is James M. Stackpoole, located at 3939 Cheval Boulevard, Lutz, Florida 33549. The principal office and the registered office addresses are the same.

ARTICLE VI

BY-LAWS

The initial by-laws of this corporation shall be adopted by the directors. By-laws may be adopted, altered, amended or repealed from time to time by either the shareholders or the Board of Directors, but the Board of Directors shall not alter, amend, or repeal any by-laws adopted by the shareholders if the shareholders specifically provide that such by-laws shall not be altered, amended or repealed by the Board of Directors.

ARTICLE VII

DIRECTORS AND OFFICERS

The initial Board of Directors shall consist of three members, who need not be residents of the State of Florida or shareholders of the corporation. The number of Directors may be either increased or decreased from time to time in accordance with the by-Laws of the Corporation.

The names and addresses of the persons who shall serve as directors and officers until the first annual meeting of shareholders, or until their successors shall have been elected and qualified or until their earlier resignation, removal from office, or death , are as follows:

NAME	ADDRESS
James M. Stackpoole (Director and President)	3939 Cheval Boulevard Lutz, Florida 33549
Bobbi Wehle (Director, Vice President and Treasurer)	3939 Cheval Boulevard Lutz, Florida 33549
Charles V. Maynard (Director, Vice President and Secretary)	3939 Cheval Boulevard Lutz, Florida 33549

ARTICLE VIII

INCORPORATORS

The names and addresses of the initial Incorporator, signing these Articles is as follows:

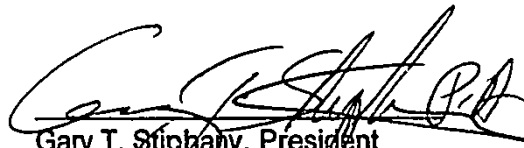
NAME	ADDRESS
Gary T. Stiphany, President, Gary T. Stiphany, P.A., a Florida Professional Association	200 S. Biscayne Boulevard Suite 2420 Miami, Florida 33131

ARTICLE IX

RIGHT TO AMEND


The corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 14th day of November, 1996.

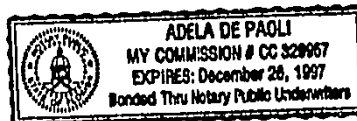

Gary T. Stiphany, President
Gary T. Stiphany, P.A.

STATE OF FLORIDA)
)ss.
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 14th day of November, 1996, by Gary T. Stiphany, as President of Gary T. Stiphany, P.A., who is personally known to me and who did not take an oath.



Notary Public, State of Florida
At Large



CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT
UPON WHOM PROCESS MAY BE SERVED

In compliance with Section 607.0501, Florida Statutes, the following is submitted:

First that Select Realty Associates, Inc., desiring to organize or qualify under the laws of the State of Florida, has named James M. Stackpoole, located at 3939 Cheval Boulevard, Lutz, Florida 33549 as its agent to accept service of process within Florida.

Dated: November 19, 1996


James M. Stackpoole

Having been named to accept service of process for the above stated Corporation, at the place designated in this certificate, I hereby agree to act in this capacity. I further agree to comply with the provisions of all Statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

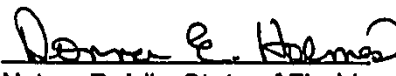
Dated: November 19, 1996


James M. Stackpoole

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STATE OF FLORIDA)
COUNTY OF Hillsborough)ss.

The foregoing instrument was acknowledged before me this 19th day of November, 1996, by James M. Stackpoole, who is personally known to me and who did not take an oath.


Notary Public, State of Florida
At Large

