

P97000081922



ACCOUNT NO. : 072100000032

REFERENCE : 537788 81217A

AUTHORIZATION :

COST LIMIT : \$PREPAID

ORDER DATE : September 22, 1997

ORDER TIME : 10:24 AM

ORDER NO. : 537788-005

CUSTOMER NO: 81217A

800002299578--3
-09/22/97--01100--014
****122.50 ****122.50

CUSTOMER: Ms. Kim M. Beohler
MARGARET A. WHARTON, ESQUIRE

456 South Central Avenue

Oviedo, FL 32765

DOMESTIC FILING

NAME: BEN WARD REALTY, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Stacy L Earnest

EXAMINER'S INITIALS:

FILED
97 SEP 22 PM 2:02
SEC. OF STATE
TALLAHASSEE, FLORIDA

97 SEP 22 PM 11:22
SN SEP 22 1997

ARTICLES OF INCORPORATION OF

BEN WARD REALTY, INC.

FILED

97 SEP 22 PM 2:02

SECRET
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a corporation pursuant to the Florida General Corporation Act, Chapter 607, Florida Statutes, certifies:

ARTICLE I

NAME

The name of the corporation is BEN WARD REALTY, INC. The principal office is located at 830 Eyrie Drive, Suite 5B, Oviedo, Florida 32765 and the mailing address of this corporation is 830 Eyrie Drive, Suite 5B, Oviedo, Florida 32765.

ARTICLE II

DURATION

The duration of this corporation shall be perpetual.

ARTICLE III

PURPOSE

The general purpose and objective of this corporation is to own and operate a real estate sales company and all lawful business for which corporations may be incorporated under Chapter 607, Florida Statutes.

ARTICLE IV

CAPITAL STOCK

The capital stock of this corporation shall be divided into One Thousand (1000) shares of common stocks with a par value of \$1.00 per share.

ARTICLE V

**INITIAL REGISTERED OFFICE
AND REGISTERED AGENT**

The Registered Agent of this corporation is BEN F. WARD, JR..
The street address of the registered office of this corporation is:
830 Eyrie Drive, Suite 5B, Oviedo, Florida 32765.

ARTICLE VI

INITIAL BOARD OF DIRECTORS

The number of directors constituting the initial Board of
Directors shall be one (1), to-wit:

Ben F. Ward, Jr.
830 Eyrie Drive, Suite 5B, Oviedo, Florida 32765

ARTICLE VII

INITIAL OFFICERS

The initial officer of this corporation shall be:

Ben F. Ward, Jr. - President, Secretary and Treasurer

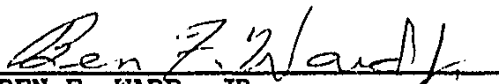
ARTICLE VIII

INCORPORATORS

The name and address of the subscriber to these Articles of
Incorporation is:

Ben F. Ward, Jr.
830 Eyrie Drive, Suite 5B, Oviedo, Florida 32765

IN WITNESS WHEREOF, the subscriber to these Articles of
Incorporation has set his hand and seal this 19th day of
September, 1997.

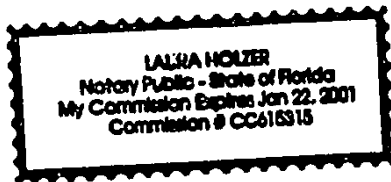

BEN F. WARD, JR.

STATE OF FLORIDA
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, BEN F. WARD, JR., who is personally known to me ✓ OR produced _____ as identification and who acknowledged before me the execution of the foregoing Articles of Incorporation of BEN WARD REALTY, INC. as his free and voluntary act for the uses and purposes set forth and expressed herein.

WITNESS my hand and official seal this 19th day of September, 1997.

(SEAL)



Laura C. Holzer
NOTARY PUBLIC-STATE OF FLORIDA
Printed: LAURA HOLZER

CERTIFICATE DESIGNATING REGISTERED OFFICE
FOR SERVICE OF PROCESS WITHIN THIS
STATE AND NAMING REGISTERED AGENT UPON
WHOM PROCESS MAY BE SERVED

ACKNOWLEDGMENT

Having been named as Registered Agent to accept service of process for the corporation at the place designated in these Articles of Incorporation as the registered office of said corporation, I hereby accept the responsibility to act in this capacity and agree to comply with the provisions of said Act relative to keeping open said registered office.

BEN F. WARD, JR.
BEN F. WARD, JR.

FILED
97 SEP 22 PM 2:02
TALLAHASSEE, FLORIDA
STATE