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ACCOUNT NO. : 072100000032

REFERENCE : 671717 80749A

AUTHORIZATION :

COST LIMIT : PPD

ORDER DATE : January 16, 1998

ORDER TIME : 10:23 AM

ORDER NO. : 671717-005

CUSTOMER NO: 80749A

CUSTOMER: Jack O. Hackett II, Esq. 000002402800--3
FARR FARR EMERICH SIFRIT AND
HACKETT, P.A. -01/16/98--01034--015
****122.50 ****122.50

2315 Aaron Street
Port Charlotte, FL 33952

DOMESTIC FILING

NAME: BROAD POINT 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: Cassandra Bryant

EXAMINER'S INITIALS:

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 JAN 16 PM 1:37

RECEIVED
98 JAN 16 11:48
DIVISION OF CORPORATIONS

ARTICLES OF INCORPORATION

OF

BROAD POINT REALTY, INC.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 JAN 16 PM 1:37

ARTICLE I.

The name of this corporation is Broad Point Realty, Inc. Its principal place of business is 2825 Tamiami Trail, Punta Gorda, Florida 33950 and its mailing address is Post Office Drawer 511447, Punta Gorda, Florida 33951-1447.

ARTICLE II.

This corporation shall have perpetual existence or shall exist until dissolved by operation of law.

ARTICLE III.

This corporation is organized for the following purposes: To carry on any business, occupation, undertaking or enterprise and to exercise any power or authority which may be done by a private corporation organized and existing under and by virtue of Florida Statutes, Chapter 607 (1996 Supp.), as amended from time to time and it being the intention that this corporation may conduct and transact any business lawfully authorized and not prohibited by Florida Statutes, Chapter 607 (1996 Supp.) as amended from time to time.

ARTICLE IV.

This corporation is authorized to issue TEN THOUSAND shares of common stock having a par value of \$.01 each, all of which shall be fully paid and non-assessable.

ARTICLE V.

The street address of the initial registered office of this corporation is 115 West Olympia Avenue, Punta Gorda, Florida 33950, and the name of the initial registered agent of this corporation at that address is JACK O. HACKETT II.

ARTICLE VI.

The business of this corporation shall be conducted by a board of directors which shall consist of one or more members, the exact number of said board of directors to be fixed from time to time by the bylaws of this corporation.

ARTICLE VII.

The name and post office addresses of the initial board of directors, the president, vice-president, secretary and treasurer who shall hold office for the first year of the existence of the corporation or until their successors are elected or appointed and have qualified, are as follows:

<u>DIRECTORS</u>		<u>ADDRESS</u>
Richard M. Konover		2825 Tamiami Trail Punta Gorda, Florida 33950

<u>OFFICERS</u>	<u>TITLE</u>	<u>ADDRESS</u>
Richard M. Konover	President/Secretary/ Treasurer	2825 Tamiami Trail Punta Gorda, Florida 33950

ARTICLE VIII.

The names and addresses of the incorporators are as follows:


<u>INCORPORATOR</u>	<u>ADDRESS</u>
Richard M. Konover	2825 Tamiami Trail Punta Gorda, Florida 33950

ARTICLE IX.

The name and address of each subscriber to the shares of stock of the corporation and a statement of the number of shares of stock which each agrees to take are as follows:

<u>NAME</u>	<u>NO. OF SHARES</u>	<u>ADDRESS</u>
Richard M. Konover	100	2825 Tamiami Trail Punta Gorda, Florida 33950

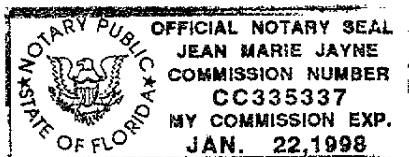
IN WITNESS WHEREOF, I, the undersigned, have made, subscribed and acknowledged these articles of incorporation, this 13th day of January, 1998.



Richard M. Konover

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 12 day of January, 1998
by RICHARD M. KONOVER, who is personally known to me or who has produced _____
_____ as identification. *RD*



Jean Marie Jayne

Signature of person taking acknowledgment

JEAN MARIE JAYNE

Name typed, printed or stamped

Commission Expiration

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

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 JAN 16 PM 1:37

Pursuant to Florida Statutes, Section 48.091 (1996 Supp.), the following is submitted, in compliance therewith:

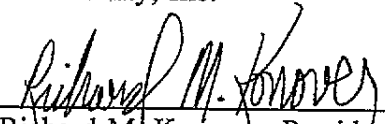
First: That, Broad Point Realty, Inc., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the articles of incorporation, at City of Punta Gorda, County of Charlotte, State of Florida, has named:

JACK O. HACKETT II

located at 115 W. Olympia Avenue, Punta Gorda, County of Charlotte, State of Florida, as its agent to accept service of process within this state.


Broad Point Realty, Inc.

By:


Richard M. Konover, President

ACCEPTANCE

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said law relative to keeping open said office.


JACK O. HACKETT II
Registered Agent