

SENT BY: CARLTON FIELDS

; 7-23-98 ;11:24AM ;

CARLTON FIELDS→ Department of State:# 1/ 6

7/23/98

FLORIDA DIVISION OF CORPORATIONS
PUBLIC ACCESS SYSTEM
ELECTRONIC FILING COVER SHEET

11:15 AM

((H98000013647 6))

TO: DIVISION OF CORPORATIONS

FAX #: (850)922-4001

FROM: CARLTON, FIELDS OF ST. PETERSBURG

ACCT#: 075364003002

CONTACT: ~~XXXXXXXXXX~~ KIMBERLY T. FALGE

PHONE: (813)821-7000

FAX #: (813)822-3768

NAME: DURANGO REAL ESTATE VENICE, INC.

AUDIT NUMBER.....H98000013647

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..0

PAGES..... 6

CERT. COPIES.....1

DEL.METHOD.. FAX

EST.CHARGE.. \$122.50

NOTE: PLEASE PRINT THIS PAGE AND USE IT AS A COVER SHEET. TYPE THE FAX
AUDIT NUMBER ON THE TOP AND BOTTOM OF ALL PAGES OF THE DOCUMENT

** ENTER 'M' FOR MENU. **

ENTER SELECTION AND <CR>:

Menu: <Ctrl R-Shift>

57600 7E1

ANSI

Online

FILED
98 JUL 23 PM 12:56
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

7-23-98
mm

(((H98000013647 6)))

ARTICLES OF INCORPORATION
OF
DURANGO REAL ESTATE VENICE, INC.

The undersigned, for the purpose of forming a corporation (the "Corporation") under the provisions of Chapter 607 of the Florida Statutes, hereby agrees to the following:

ARTICLE I
Name and Address

The name of the Corporation shall be DURANGO REAL ESTATE VENICE, INC. The street and mailing addresses of the initial principal office of the Corporation shall be One Progress Plaza, 200 Central Avenue, Suite 2300, St. Petersburg, Florida 33701.

ARTICLE II
Purpose and Powers

Section 1. The Corporation is being formed for the purpose of engaging in any lawful activities or businesses for which corporations may be incorporated under the laws of the State of Florida.

Section 2. The Corporation may exercise all powers, rights, and privileges conferred on corporations pursuant to the laws of the State of Florida.

ARTICLE III
Term of Existence

The Corporation shall have perpetual existence. Corporate existence shall commence on July 23, 1998, the date of execution and acknowledgement of these Articles of

This instrument was prepared by:
Joel B. Giles, Esquire
Florida Bar No.: 350591
Carlton Fields
Barnett Tower
One Progress Plaza
200 Central Avenue, Suite 2300
Post Office Box 2861
St. Petersburg, Florida 33731-2861
(813) 821-7000
(813) 822-3768 (Facsimile)
jgile@carltonfields.com

DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

98 JUL 23 PM12:56

FILED

(((H98000013647 6)))

((H98000013647 6))

Incorporation, provided that these Articles of Incorporation are filed with the State of Florida Department of State within five (5) business days of such date. Otherwise, corporate existence shall commence on the date of filing of these Articles of Incorporation.

ARTICLE IV Capital Stock

The Corporation shall be authorized to issue one thousand, two hundred (1,200) shares of common stock having a par value of One and No/100ths Dollars (\$1.00) a share.

ARTICLE V Preemptive Rights Granted

Each shareholder of the Corporation shall have the first right to purchase shares of the Corporation, or securities convertible into such shares, of the same class, kind, or series as that which the shareholder already holds, that may from time to time be issued (whether or not presently authorized), including shares from the treasury of the Corporation, in the ratio that the number of shares each shareholder holds at the time of issue bears to the total number of shares outstanding, exclusive of treasury shares. Any such preemptive right shall be deemed waived by any shareholder who does not exercise it and pay for the shares preempted within thirty (30) days of receipt of a notice in writing from the Corporation stating the prices, terms, and conditions of the issue of shares and inviting the shareholder to exercise its preemptive rights. This right may also be waived by affirmative written waiver submitted by the shareholder to the Corporation within thirty (30) days of receipt of notice from the Corporation.

ARTICLE VI Board of Directors

Section 1. The business and affairs of the Corporation shall be managed by a Board of Directors, the members of which shall be hereinafter referred to as Directors.

Section 2. The initial Board of Directors of the Corporation shall consist of two (2) Directors, whose names and addresses are as follows:

Name:	Address:
Fred B. Bullard, Jr.	2325 Ulmerton Road, Suite 20 Clearwater, Florida 33762
Karol K. Bullard	2325 Ulmerton Road, Suite 20 Clearwater, Florida 33762

Section 3. The number of Directors shall be as provided in the Bylaws of the Corporation, but shall not be less than one (1).

((H98000013647 6))

((H98000013647 6)))

Section 4. Directors shall be elected and hold office as provided in the Bylaws.

ARTICLE VII
Bylaws

Section 1. The initial Board of Directors shall adopt Bylaws for the Corporation at a meeting of the initial Board of Directors following the filing of these Articles of Incorporation.

Section 2. The power to adopt, alter, amend, or repeal the Bylaws of the Corporation may be exercised by the Board of Directors or the shareholders in accordance with the provisions of the Bylaws.

Section 3. Any Bylaws adopted by the Board of Directors or the shareholders may be altered, amended, or repealed by the other group; provided, however, that any Bylaws adopted by the shareholders may provide that such Bylaws shall be altered, amended, or repealed only by the shareholders.

ARTICLE VIII
Amendments

These Articles of Incorporation may be amended as set forth in Chapter 607 of the Florida Statutes, as amended from time to time.

ARTICLE IX
Registered Office and Agent

Section 1. The street address of the initial registered office of the Corporation shall be One Progress Plaza, 200 Central Avenue, Suite 2300, St. Petersburg, Florida 33701.

Section 2. The name of the initial registered agent of the Corporation at said initial registered office shall be Joel B. Giles.

ARTICLE X
Incorporator

The name and address of the incorporator are:

Name:

Address:

Joel B. Giles

CARLTON FIELDS
One Progress Plaza
200 Central Avenue, Suite 2300
St. Petersburg, Florida 33701

((H98000013647 6)))


(((H98000013647 6)))

IN WITNESS WHEREOF, for the purpose of forming a corporation under the laws of the State of Florida, the undersigned executed these Articles of Incorporation on this 22 day of July, 1998.


JOEL B. GILES

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 23rd day of July, 1998, by JOEL B. GILES, who is personally known to me.


NOTARY PUBLIC, State of Florida
COMMISSION NO.:
EXPIRATION DATE:

(SEAL)



(((H98000013647 6)))

SENT BY:CARLTON FIELDS

; 7-23-98 ;11:25AM ;

CARLTON FIELDS→ Department of State;# 6/ 6

((H98000013647 6)))

ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts his appointment and agrees to act as initial registered agent for service of process on DURANGO REAL ESTATE VENICE, INC., as provided in these Articles of Incorporation.


JOEL B. GILES

FILED

98 JUL 23 PM 12:56

DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

((H98000013647 6)))