

Division of Corporations

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## Florida Department of State

Division of Corporations

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FLORIDA PROFIT CORPORATION OR P.A.

sealed bid realty, inc.

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ARTICLES OF INCORPORATIONOFSEALED BID REALTY, INC.

The undersigned incorporator hereby adopts these Articles of Incorporation for the formation of a corporation under Florida General Corporation Act.

ARTICLE INAME

The name of this corporation is **SEALED BID REALTY, INC.**

ARTICLE IIDURATION

The duration of the corporation shall be perpetual.

ARTICLE IIIINITIAL BOARD OF DIRECTOR(S)

The initial Board of Directors shall consist of the following:

NAME

DAVID POPHAM

ADDRESS

3166 Commodore Plaza  
Coconut Grove, Florida 33133

Prepared By:

Neal S. Litman, P.A. (Fla. Bar. No. 151824)  
Grove Plaza - Second Floor  
2900 S.W. 28th Terrace  
Coconut Grove, Florida 33134

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ARTICLE IV  
INCORPORATION

The existence of the corporation shall commence as of the time of the filing of these Articles of Incorporation with the Secretary of the State of Florida.

ARTICLE V  
PURPOSES

The general purpose for which the corporation is initially organized is:

1. To engage in such lawful business for which corporations may be incorporated under the Florida General Corporation Act.

ARTICLE VI  
AUTHORIZED SHARES

The aggregate number of shares of stock that this corporation is authorized to have outstanding at any one time is One Hundred Thousand (100,000) shares of common stock each having a par value of \$.01 per share.

ARTICLE VII  
INDEMNIFICATION OF DIRECTORS,

OFFICERS AND OTHER AUTHORIZED REPRESENTATIVES

Section 1. Indemnification in Accordance with Bylaws. The Corporation shall indemnify its officers, Directors, employees and agents against liabilities, damages, settlements and expenses (including attorneys' fees) incurred in connection with the Corporations's affairs, and shall advance such expenses to any such officers, directors, employees and agents, to the full extent permitted by law, and as more particularly set forth in the Corporations's Bylaws. Such indemnification provisions of the Corporation's Bylaws may be enacted and modified from time to time by resolution of the Corporations's Board of Directors.

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Section 2. Effect of Modification. Any repeal or modification of any provision of this Article by the shareholders of the Corporation shall not adversely affect any right to protection of a Director, officer, employee or agent of the Corporation existing at the time of the such repeal or modification.

Section 3. Liability Insurance. The Corporation shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, officer, employee or agent of the Corporation or is or was serving at the request of the Corporation as a Director, officer, employee or agent to another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity or arising out of his status as such, whether or not the Corporation would have the power to indemnify him against liability under the revision of this Article.

Section 4. No Rights of Subrogation. Indemnification hereunder and under the Bylaws shall be a personal right and the Corporation shall have no liability under this Article to any insurer or any person, corporation, partnership, association, trust or other entity (other than the heirs, executors or administrators of such person) by reason of subrogation, assignment or succession by any other means to the claim of any person to indemnification hereunder or under the Corporation's Bylaws.

#### ARTICLE VIII

##### REGISTERED OFFICE AND AGENT

The initial street address of the registered office of this corporation in the State of Florida is Grove Plaza - Second Floor, 2900 S.W. 28th Terrace, Coconut Grove, Florida 33133.

The name of the initial registered agent at such address is NEAL S. LITMAN, ESQ.

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**ARTICLE IX**  
**INCORPORATOR**

The name and street address of the incorporator is:

**NAME**

Neal S. Litman

**ADDRESS**

Grove Plaza - Second Floor  
2900 S.W. 28th Terrace  
Coconut Grove, Florida 33133

**ARTICLE X**  
**MAILING ADDRESS**

The initial mailing address of the Corporation shall be:

3166 Commodore Plaza  
Coconut Grove, Florida 33133

IN WITNESS WHEREOF, the undersigned has executed these Articles of  
Incorporation this 16<sup>th</sup> day of September, 1999.

  
\_\_\_\_\_  
NEAL S. LITMAN  
Incorporator

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