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BENSON, MOYLE & MUCCI  
ATTORNEYS AT LAW  
A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS  
NATIONSBANK TOWER  
ONE FINANCIAL PLAZA, SUITE 1600  
FORT LAUDERDALE, FLORIDA 33394-1697

WILLIAM H. BENSON, P.A.  
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September 24, 1999

BROWARD (954) 524-6800  
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Department of State  
Division of Corporations  
409 East Gaines Street  
Tallahassee, Florida 32301

EFFECTIVE DATE

9/24/99

500002999605--0  
-09/28/99-D1076-005  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

Re: **Incorporation of Source One Realty, Inc.**  
**Our File No.: 99-254**

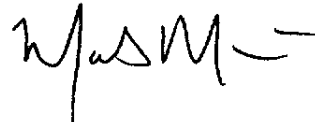
Dear Secretary of State:

Please find enclosed the original and one copy of the Articles of Incorporation for Source One Realty, Inc. to be filed with your office. Additionally, we enclosed our Attorney Trust Account check in the amount of \$ 78.75 representing the filing fee and certified copy fee.

Please return a certified copy of the Articles in the self-addressed, stamped envelope provided for this purpose. Thank you for your cooperation in this matter

Very truly yours,

BENSON, MOYLE & MUCCI



Mark S. Mucci  
For the Firm

BTM/llw  
Enclosures  
cc: Kay E. Bein

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FILED  
99 SEP 27 PM 3:02  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

9/30/99  
T.B.

**EFFECTIVE DATE**

9/24/99

**ARTICLES OF INCORPORATION**

**OF**

**SOURCE ONE REALTY, INC.**

**FILED**

**99 SEP 27 PM 3:02**

**SECRETARY OF STATE  
TALLAHASSEE, FLORIDA**

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

**ARTICLE I**

The name of the corporation is SOURCE ONE REALTY, INC. whose principal place of business is 5530 DUCKWEED ROAD, LAKE WORTH, FL 33467.

**ARTICLE II**

The period of duration of the corporation is perpetual.

**ARTICLE III**

The purpose or purposes for which the corporation is organized are to engage in any activity or business permitted under the laws of the United States and of this State.

**ARTICLE IV**

The corporation shall have the authority to issue one thousand (1,000) shares, all of one class of Capital Stock, with a par value of \$1.00 per share.

**ARTICLE V**

The address of its initial registered office is c/o Benson, Moyle and Mucci, LLP, One Financial Plaza, Suite 1600, Fort Lauderdale, Florida 33394 and the name of its initial registered agent at said address is Mark S. Mucci, Esq.

**ARTICLE VI**

The number of directors constituting its initial Board of Directors is one (1), whose name

and address is:

Kay E. Bein  
5530 Duckweed Road  
Lake Worth, FL 33467

#### **ARTICLE VII**

The name and address of the incorporator is:

Mark S. Mucci, Esquire  
Benson, Moyle & Mucci, LLP  
One Financial Plaza  
Suite 1600  
Fort Lauderdale, Florida 33394

#### **ARTICLE VIII**

The shareholders shall have the power to adopt, amend, alter, change, or repeal the Articles of Incorporation when proposed and approved at a shareholder's meeting by majority vote of the common stock.

#### **ARTICLE IX**

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board of Directors.

#### **ARTICLE X**

The holders of the common stock of this corporation shall have preemptive right to purchase, at prices, terms, and conditions that shall be fixed by the Board of Directors, such of the shares of the stock of this corporation as may be issued for money (money or any property or services) from time to time, in addition to that stock authorized by the corporation. The preemptive right of any holder is determined by the ratio of the authorized shares of common stock held by the holder to all shares of common stock currently authorized.

## ARTICLE XI

The corporation shall indemnify its directors, officers, employees and agents to the fullest extent permitted by law.

## ARTICLE XII

Pursuant to Florida Statute Section 607.0203., the effective date of the commencement of corporate existence is the 24<sup>TH</sup> day of September, 1999, which is the date of subscription and acknowledgment of the Articles of Incorporation. Said Articles of Incorporation are to be filed within five days after such date.

IN WITNESS WHEREOF, THE UNDERSIGNED has made and subscribed of these Articles of Incorporation at Ft. Lauderdale, Florida, on the \_\_\_\_\_ day of September, 1999.

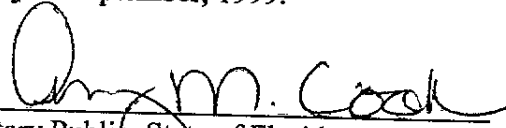
  
MARK S. MUCCI, ESQ.

STATE OF FLORIDA

COUNTY OF BROWARD

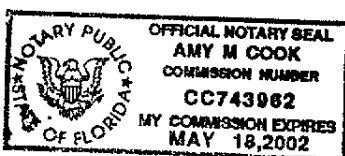
BEFORE ME, the undersigned authority personally appeared Mark S. Mucci, Esq. who is to me well known to be the person described in and who subscribed to the above Articles of Incorporation, and he did freely and voluntarily acknowledge before me according to law that he made and subscribed the same for the uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and my official seal at Ft. Lauderdale, in said County and State this 24<sup>th</sup> day of September, 1999.

  
Notary Public, State of Florida

Printed Name: Amy M. Cook

My Commission Expires:




**ACKNOWLEDGMENT OF REGISTERED AGENT**

FILED  
99 SEP 27 PM 3:02  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

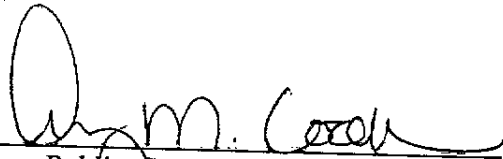
STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority personally appeared Mark S. Mucci, Esq., who is to me well known to be the person described in and who is named as the Registered Agent in the above Articles of Incorporation, and he did freely and voluntarily acknowledge before me according to law that he has authorized said corporation to name him as its initial Registered Agent for the purposes mentioned and set forth in Article V. He did further agree to comply with the provisions of Section 607.0505 Florida Statute (1997) and all statutes relating to the proper and complete performance of his duties, and he is familiar with and accepts the obligations of his position as Registered Agent.

  
MARK S. MUCCI, ESQ.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Fort Lauderdale, in said County and State this 24<sup>th</sup> day of September, 1999.

  
Notary Public, State of Florida

Printed Name: Amy M. Cook

My Commission Expires:

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