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Requester's Name

Address



RENÉ G. VANDEVOORDE
Attorney at Law
1327 North Central Avenue
Sebastian, Florida 32958
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Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

- 1. _____ (Corporation Name) _____ (Document #)
- 2. _____ (Corporation Name) _____ (Document #)
- 3. _____ (Corporation Name) _____ (Document #)
- 4. _____ (Corporation Name) _____ (Document #)

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- Walk in Pick up time _____
- Mail out Will wait Photocopy
- Certified Copy
- Certificate of Status

NEW FILINGS

- Profit
- Not for Profit
- Limited Liability
- Domestication
- Other

AMENDMENTS

- Amendment
- Resignation of R.A., Officer/Director
- Change of Registered Agent
- Dissolution/Withdrawal
- Merger

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-10/18/99-01102-006
122.50 **78.75

OTHER FILINGS

- Annual Report
- Fictitious Name

Angela Sherbrook GAVE
AUTHORIZATION BY PHONE TO
CORRECT ART. I

DATE 10/20

EXAM SHH

CR2E031(7/97)

REGISTRATION/QUALIFICATION

- Foreign
- Limited Partnership
- Reinstatement
- Trademark
- Other

S. Thompson OCT 20 1999

Examiner's Initials

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ARTICLES OF INCORPORATION

OF

Lighthouse Realty, Inc.

ARTICLE I - NAME

The name of the corporation is Lighthouse Realty, Inc.

ARTICLE II - DURATION

This corporation shall exist for a period of perpetuity.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting any and all activities associated with a real estate service business.

ARTICLE IV - CAPITAL STOCK

The maximum number of shares of stock which this corporation is authorized to have outstanding at any one time is 5,000 shares of common stock, having a par value of One Dollar (\$1.00) each.

All stock issued by this corporation shall be fully paid and non-assessable and shall be transferrable only on the books of the corporation.

The whole or any part of the capital stock of this corporation shall be payable in lawful money of the United States of America, or property, labor, or services at just valuation to be fixed by the Directors. Property or labor may also be purchased with the capital stock at such valuation as shall be fixed by the Directors or shareholders.

The authorized shares of stock without par value may be issued by this corporation from time to time for such consideration as may be fixed from time to time by the Board of Directors or shareholders. Any and all such shares issued and for which the full consideration has been paid or delivered, shall be deemed fully paid stock and holder of such shares shall not be liable for any further call or assessment or any other payment thereon.

The shares of stock to be issued by the corporation shall be subject to the following provisions and restrictions upon sales and transfer thereof.

The transfer of this stock is subject to the terms and conditions of the Franchise Agreement between this corporation and RE/MAX of Florida, Inc. These restrictions prohibit transfer without the approval of RE/MAX of Florida, Inc.

In the event that a stockholder, by which term is included the executors, administrators, heirs, legatees and the nominee or personal representative of any stockholder shall desire to sell, assign, give or transfer, any shares of stock in the corporation, stockholder must, by giving written notice of such desire to a majority of Board of Directors, first afford to the corporation or the nominee or its Board of Directors the right and privilege for thirty (30) days to purchase the same at a price equal to a bonafide firm offer, in writing, made to each stockholder for the purchase of such share or shares of stock, by a person, firm or corporation, ready, willing and able to buy such stock at the price so offered to be paid, and no stock of the corporation shall be transferred upon its books unless the foregoing provision has been complied with, and any attempt to transfer such stock in any other manner will be void.

ARTICLE V - PREEMPTIVE RIGHTS

Every share holder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro-rata share thereof at the price at which it is offered to others.

ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT AND MAILING ADDRESS AND CORPORATION PRINCIPAL OFFICE

The street address of the initial registered office of this corporation is 936 - U.S. Highway #1, Sebastian, Florida 32958 and the name of the initial registered agent of this corporation is David N. Jamar.

The Principal Office of the Corporation is 936 U.S. Highway 1, Sebastian, FL 32958.

ARTICLE VII - INCORPORATION

The names and address of the persons signing these articles as subscribers are:

<u>Name and Address</u>	<u>Number of Shares</u>
David N. Jamar 936 U.S. Highway #1 Sebastian, FL 32958	100
Patricia A. Jamar 13650 77th Ct. Sebastian, FL 32958	100

ARTICLE VIII - BY-LAWS

The power to adopt, alter, amend or repeal by-laws shall be vested in the Board of Directors and the shareholders.

ARTICLE IX - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

ARTICLE X - INITIAL BOARD OF DIRECTORS

The names and post office addresses of the first Board of Directors and officers of the Corporation, who, subject to the provisions of this Certificate of Incorporation and the By-Laws and General Corporation Law of the State of Florida, shall hold office for the first year of the Corporation's existence or until their successors are elected and have qualified, are as follow:

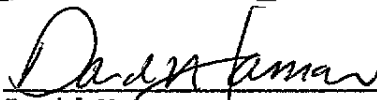
<u>NAME</u>	<u>OFFICE</u>	<u>ADDRESS</u>
David N. Jamar	President/Treasurer Director	936 U.S. Highway #1 Sebastian, FL 32958
Patricia A. Jamar	Secretary/Director	13650 77th Ct. Sebastian, FL 32958

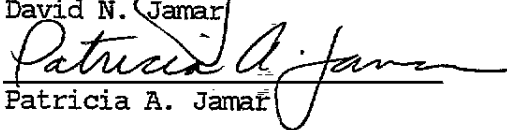
There shall be two directors initially. The number may be increased as the By-Laws may provide, but in no case less than one.

ARTICLE XI - MANAGEMENT OF CORPORATION BY SHAREHOLDERS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the of this corporation shall be managed under the direction of, the shareholders of this corporation. All references in these Articles of Directors shall be interpreted to mean shareholders where applicable.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles this 13 day of October, 1999.



David N. Jamar


Patricia A. Jamar

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

Before me, a notary public authorized to take acknowledgements in the state and county set forth above, personally appeared DAVID N. JAMAR, known to me and known by me to be the person who executed the foregoing Articles of Incorporation and he acknowledged before me that he executed those Articles of Incorporation. DAVID N. JAMAR, is personally known to me or have shown His drivers license as identification, and who did not take an oath.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the state and county aforesaid this 13th day of October, 1999.



Angela M. Sherbrook
MY COMMISSION # CC616913 EXPIRES
March 3, 2001
BONDED THRU TROY FAIR INSURANCE, INC. My Commission Expires:


Notary Public, State of Florida

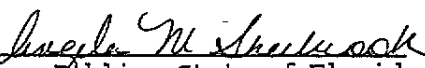
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

Before me, a notary public authorized to take acknowledgements in the state and county set forth above, personally appeared PATRICIA A. JAMAR, known to me and known by me to be the person who executed the foregoing Articles of Incorporation and she acknowledged before me that she executed those Articles of Incorporation. PATRICIA A. JAMAR, is personally known to me or have shown Her drivers license as identification, and who did not take an oath.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the state and county aforesaid this 13th day of October, 1999.



Angela M. Sherbrook
MY COMMISSION # CC616913 EXPIRES
March 3, 2001
BONDED THRU TROY FAIR INSURANCE, INC.



Notary Public, State of Florida
My Commission Expires:

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHO PROCESS MAY BE SERVED

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

FIRST -- THAT Lighthouse Realty, Inc.
(NAME OF CORPORATION)

DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF SEBASTIAN STATE OF FLORIDA, HAS NAMED David N. Jamar
(NAME OF REGISTERED AGENT)

LOCATED AT 936 U.S. Highway #1
(STREET ADDRESS AND NUMBER OF BUILDING,
POST OFFICE BOX ADDRESSES ARE NOT ACCEPTABLE)

CITY OF Sebastian, STATE OF FLORIDA, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE David N. Jamar
(CORPORATE OFFICER)

TITLE President

DATE: Oct 13, 1999

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE David N. Jamar
(RESIDENT AGENT)

DATE: Oct 13, 1999

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