

P980 00017695

George G. Pappas, P.A.

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February 20, 1998

Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

300002437973-4
-02/23/98-01095-022
****122.50 ****122.50

Re: Lu-Val Properties, Inc.

Gentlemen:

I am enclosing herewith an original copy of Articles of Incorporations for the above-named corporation. In addition, a check in the sum of \$ 122.50 for costs of filing and certified copy of the articles is enclosed which represents the following fees:

Filing fee	\$ 70.00
Certified copy request	<u>52.50</u>
Total	\$ 122.50

Please file the original of the enclosed Articles of Incorporation.

Your prompt attention to this matter is appreciated.

Sincerely,

George G. Pappas
Attorney at Law

FILED
98 FEB 23 AM 11:55
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CB
2-24-98

ARTICLES OF INCORPORATION

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I

Name of Corporation

The name of this corporation shall be: Lu-Val Properties, Inc.

ARTICLE II

Nature of Business

The general nature of the business to be transacted by this corporation is to purchase, develop, own, hold, lease, and/or sell real property as an investment, for the corporation's use for speculative purposes, as well as any other activities of business permitted under the laws of the United States and the State of Florida.

ARTICLE III

Capital Stock

The maximum number of shares the corporation is authorized to have outstanding at any one time is: 1000 shares of One (\$1.00) Dollar par value all of which shall have the same rights and privileges.

ARTICLE IV

Initial Capital

The amount of capital with which this corporation will begin business is not less than Five Hundred (\$500.00) Dollars.

ARTICLE V

Term of Existence

This corporation is to exist perpetually.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VI

Principal Place of Business

The initial street address in this state of the principal office of this corporation is: 631 Island Way, Clearwater, FL 33767. The corporation may from time to time move the principal office to any other address in Florida, and may establish branch offices at such other places within or without the State of Florida as may be determined and deemed expedient.

ARTICLE VII

Directors

This corporation shall have four directors initially. The number of directors may be either increased or diminished from time to time by the bylaws but shall never be less than one. The name and address of the initial directors of this corporation are:

1. Andrew Vallianatos, 631 Island Way, Clearwater, FL 33767.
2. John Vallianatos, 631 Island Way, Clearwater, FL 33767.
3. Zvi Luper, 1511 Ridge Top Way, Clearwater, FL 33765.
4. Hanan Luper, 1474 El Tair Trail, Clearwater, FL 33765.

ARTICLE VIII

Incorporator

The name and address of the person signing these Articles of Incorporation is: Andrew Vallianatos, 631 Island Way, Clearwater, FL 33767.

ARTICLE IX

Designation of Registered Agent

The initial designation of the Registered Office of this corporation shall be 2725 Park Drive, Suite #3, Clearwater, Florida 33763 and the Registered Agent shall be George G. Pappas to accept service of process within this State until changed according to law.

ARTICLE X

Amendment

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the stockholders by a majority of the stock entitled to vote thereon.

ARTICLE XI

Commencement of Corporate Existence

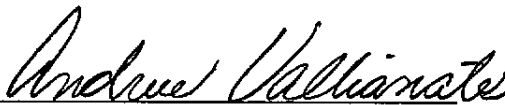
The date that corporate existence shall begin shall be the date of the filing of these Articles of Incorporation with the State of Florida.

ARTICLE XII

Pre-Emptive Rights

The shareholders of this Corporation shall be entitled to purchase ratably according to their respective holdings, any shares of the Corporation hereinafter issued or any securities exchangeable for or convertible into such shares or any warrants or other instruments evidencing rights or options to subscribe for, purchase or otherwise acquire such shares, but in either case only at such prices and during such period or periods and upon such terms and conditions as may be determined from time to time by the shareholders.


IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation on this 20th day of February, 1998.


Andrew Vallianatos

ACCEPTANCE BY REGISTERED AGENT

George G. Pappas does hereby accept the designation of Registered Agent and states that he is familiar with, and accepts, the obligations provided for in 607.325, Florida Statutes.

DATED this 20th day of February, 1998.


George G. Pappas, Attorney at Law

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA