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OFFICE USE ONLY

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

1. APPLEBEE REALTY & ASSOCIATES, INC
 (Corporation Name) (Document #)
2. _____
 (Corporation Name) (Document #)
3. _____
 (Corporation Name) (Document #)
4. _____
 (Corporation Name) (Document #)

- Walk in Pick up time 2:00 Certified Copy
- Mail out Will wait Photocopy Certificate of Status

FILED
 99 MAR 12 PM 1:05
 SECRETARY OF STATE
 TALLAHASSEE FLORIDA

NEW FILINGS	
<input checked="" type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

3/12

RECEIVED
 99 MAR 12 AM 11:42
 DIVISION OF CORPORATION

Examiner's Initials

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99 MAR 12 PM 1:05

SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION
OF
APPLEBEE REALTY & ASSOCIATES, INC.

The undersigned, in order to form a corporation for the purposes hereinafter stated, by and under the provisions of the Statutes of the State of Florida, do hereby subscribe to these Articles of Incorporation.

ARTICLE I. NAME

The name of this corporation is:

APPLEBEE REALTY & ASSOCIATES, INC.

ARTICLE II. DURATION

This corporation shall have perpetual existence.

ARTICLE III. PURPOSE

This corporation is organized for the following purposes:

- a. Of transacting any and all business permitted under the laws of the United States and under the laws of the State of Florida.
- b. To purchase, sell, lease, operate, own, hold, transfer, convey, mortgage, or otherwise encumber, trade, exchange and generally deal in real estate and personal property of every kind, nature and description wheresoever located, both tangible and intangible and including chooses in action, either as owner, broker, agent or factor.
- c. In the purchase or acquisition of property, business rights or franchise, or for additional working capital, or for any other objective in or about its business affairs and without limit as to amount; to incur debts and to raise, borrow and secure the payment of money in any lawful manner, including the issue and sale or other disposition of bonds, evidence of indebtedness, whether secured by mortgage, pledge, deed of trust or otherwise. The corporation may issue its stock for any lawful purposes, including the acquisition of any other entity.
- d. To engage in any and all lawful activity and to institute, participate in and promote commercial, mercantile, financial and industrial enterprises and operations, and for the purpose of transacting any or all lawful business.

ARTICLE IV. CAPITAL STOCK

This corporation is authorized to issue 500 shares of common stock at ten (\$1.00) dollar par value.

ARTICLE V. PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation shall have the right to purchase his pro-rata share at the price at which it is offered to others.

ARTICLE VI. INITIAL REGISTERED OFFICE AND AGENT

The street address of the principal registered office of this corporation is: 4215 West 16 Avenue, Hialeah, FL 33012, and the name of the registered agent of this corporation at that address is: ORLANDO VEGA.

ARTICLE VII. INITIAL BOARD OF DIRECTORS

This corporation shall have ONE (1) director(s) initially. The number of director(s) may be either increased or decreased by the By-Laws adopted by the shareholders but shall never be less than one. The name(s) and address(es) of the initial director(s) of this corporation is/are:

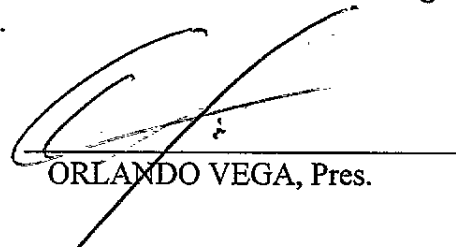
<u>NAME</u>	<u>ADDRESS</u>
Orlando Vega, President	4215 West 16 th Avenue Hialeah, FL 33012

ARTICLE VIII. INCORPORATION

The name(s) and address(es) of the incorporator(s) is/are:

<u>NAME</u>	<u>ADDRESS</u>
Orlando Vega, President	4215 West 16 th Avenue Hialeah, FL 33012

IN WITNESS WHEREOF, the undersigned have made, subscribed and acknowledged this articles of incorporation on this 10 day of March, 1999.



ORLANDO VEGA, Pres.

STATE OF FLORIDA)

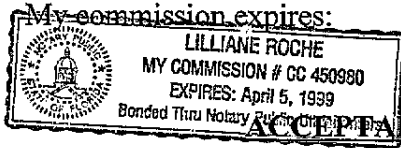
COUNTY OF DADE .)

BEFORE ME the undersigned authority personally appeared **ORLANDO VEGA**, to me to be the person who executed these Articles of Incorporation of "**APPLEBEE REALTY & ASSOCIATES, INC.**", and they have acknowledged before me that they executed the same for the purposes expressed herein.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal at Miami, Dade County, Florida, this day of March, 1999.

[Handwritten Signature]

NOTARY PUBLIC



ACCEPTANCE OF DUTIES OF REGISTERED AGENT

Having been named to accept service of process for APPLEBEE REALTY & ASSOCIATES, INC., at the place designated in the foregoing Articles of Incorporation, 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.

DATE: March , 1999

SIGNATURE: *[Handwritten Signature]*

ORLANDO VEGA

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TALLAHASSEE FLORIDA