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FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS
DEPARTMENT OF STATE
409 EAST GAINES STREET
TALLAHASSEE, FL 32399
FAX: (904) 922-4000

FROM: CONTINENTAL STAMP & SEAL
8744 SW 133 STREET

MIAMI, FL 33176-5929000

CONTACT: KATHERYN DELFINO
PHONE: (305) 232-2226

FAX: (305) 238-6422

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NAME: LYS REALTY & MANAGEMENT COMPANY, INC.
FAX AUDIT NUMBER: H96000001449 3133
DATE REQUESTED: 02-02-96
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04/01/96 01:10:40

March 18, 1996

CONTINENTAL STAMP & SEAL
8744 SW 133RD STREET
MIAMI, FL 33176

SUBJECT: LTS REALTY & MANAGEMENT COMPANY, INC.
REF: W96000005733

We received your electronically transmitted document. However, the document has not been filed and needs the following corrections:

PAGE TWO OF YOUR ARTICLES IS MISSING. PLEASE RESEND.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

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Terri Buckley
Corporate Specialist

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

LTS Realty & Management Company, Inc.

The undersigned incorporator(s), for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopt(s) the following Articles of Incorporation.

ARTICLE I NAME

The name of the corporation shall be:

LTS Realty & Management Company, Inc.

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of the corporation shall be:

8974 Navarre Parkway
Navarre, FL 32572

ARTICLE III CAPITAL STOCK

The number of shares of stock that this corporation is authorized to have outstanding at any one time is:

1000 (one thousand)

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ARTICLE IV INITIAL REGISTERED AGENT AND ADDRESS

The name and address of initial registered agent is:

KATHERYN DELFINO
CONTINENTAL STAMP & SEAL
8744 S. W. 133 STREET
MIAMI, FLORIDA 33176 - 5929
(305) 232 2226

Errol Eisinger
8300 S.W. 65th Avenue, Apt. #12
Miami, FL 33143

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ARTICLE V INCORPORATOR(S)

The name(s) and street address(es) of the incorporator(s) to these Articles of Incorporation is(are):

Errol Eisinger
8300 S.W. 65th Avenue, Apt. #12
Miami, FL 33143

N. E. Nicolaides, II
7065 S.W. 67th Avenue
Miami, FL 33143

E. N. Nicolaides
7065 S.W. 67th Avenue
Miami, FL 33143

The undersigned has(have) executed these Articles of Incorporation this

12th day of March, 1996

Errol Eisinger, President
Signature/Title

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John E. Nicolaides, Sec./Treas.
Signature/Title

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of sections 007.0501, Florida Statutes, the undersigned corporation, organized under the laws of the state of Florida, submits the following statement in designating the registered office/registered agent, in the state of Florida.

1. The name of the corporation is: LTS Realty & Management
Company, Inc.

2. The name and address of the registered agent and office is:

ERROL Eisinger
(NAME)
8300 SW 65th Ave. - Apt. 12
(P.O. BOX NOT ACCEPTABLE)
Miami, FL 33143
(CITY/STATE/ZIP)

SIGNATURE Errol Eisinger
(corporate officer)
TITLE President
DATE 3/14/96

HAVING BEEN NAME REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT TO OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

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SIGNATURE Errol Eisinger
DATE 3/14/96