

WILLIAM J. NIELANDER, P.A.
ATTORNEY AT LAW

WILLIAM J. NIELANDER

PLEASE REPLY TO
LAKE PLACID OFFICE ☐
SEBRING OFFICE ☐

116 E. INTERLAKE BLVD.
LAKE PLACID, FL 33852
863-465-8181
FAX - 863-465-5614

160 S. COMMERCE AVE.
SEBRING, FL 33870
863-385-0303
FAX - 863-385-4627

January 23, 2001

Florida Department of State
Division of Corporations
ATTN: NEW FILINGS SECTION
P.O. Box 6327
Tallahassee, FL 32314

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-01/25/01--01005--003
*****70.00 *****70.00

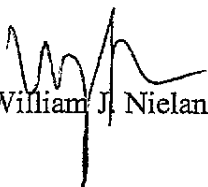
Re: R.A.V. Real Estate Holdings, Inc.

Dear Sir/Madam:

Enclosed please find the original and one (1) copy of the Articles of Incorporation for the above-referenced corporation. Please file the original in your office, and return one (1) copy to me. I am including my check in the amount of \$70.00 to cover the filing fee.

Thank you for your kind assistance.

Yours sincerely,


William J. Nielander

WJN/ab

Enclosures

cc:

FILED
01 JAN 24 AM 11:01
REGISTRY OF STATE
TALLAHASSEE, FLORIDA

D. BROWN JAN 25 2001 ✓

ARTICLES OF INCORPORATION
OF
R.A.V. REAL ESTATE HOLDINGS, INC.

FILED
01 JAN 24 AM 11:01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscribers to these Articles of Incorporation, for the purpose of forming a corporation under the laws of the State of Florida, hereby adopt the following Articles of Incorporation.

ARTICLE I. NAME

The name of this corporation is R.A.V. Real Estate Holdings, Inc.

ARTICLE II. NATURE OF BUSINESS

The general nature of the business to be transacted is:

(a) To engage in every aspect and phase of the business of the ownership, management, sales, purchase, and mortgaging of Real Estate and to engage in every aspect and phase of related businesses.

(b) To engage in every aspect and phase of investing and reinvesting in real, tangible and intangible property.

(c) To purchase, or otherwise acquire, and to own, mortgage, pledge, manage, convey, buy and sell, lease, assign, transfer, or otherwise dispose of, and to invest in, trade in, deal in and with, real and personal property, and services, of every class, kind, and description; except that it is not to conduct a banking, safe deposit, trust, express, railroad, canal, telegraph, telephone or cemetery company, a building and loan association, cooperative association, fraternal benefit society, state fair or exposition.

(d) To conduct business, have one or more offices, and buy, hold, mortgage, sell, convey, lease or otherwise dispose of real and personal property, including franchises, patents, copyrights, trademarks, and licenses, in the State of Florida and in all other states and countries.

(e) To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes and other evidences of indebtedness, and execute such mortgages, transfers of corporate property, or other instruments to secure the payment of corporate indebtedness as required.

(f) To purchase the corporate assets of any other corporation and engage in the same or

other character of business.

(g) To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge, or otherwise acquire or dispose of the shares of the capital stock of, or any bonds, securities, or other evidences of indebtedness created by any other corporation of the State of Florida or any other state or government, and while owner of such stock to exercise all the rights, powers and privileges of ownership, including the right to vote such stock.

(h) The foregoing clauses shall be construed both as purposes and powers; and it is hereby expressly provided that the foregoing enumeration of specific powers shall not be held to limit or restrict in any manner the powers of the corporation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000 shares of common stock having a par value of \$1.00 per share. The consideration to be paid for each share shall be as fixed by the board of directors, and may take the form of services rendered, cash, property, or any other form deemed satisfactory by the board of directors.

ARTICLE IV. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE V. ADDRESS

The street address of the corporation and the initial principal office of the corporation in the State of Florida is 1015 NW 17th Avenue, Delray Beach, FL 33445. The board of directors may from time to time move the principal office to any other address in Florida, and may establish branch offices in such other place or places as may be designated by the board of directors.

ARTICLE VI. DIRECTORS

This corporation shall have 1 director, initially. The number of directors may be increased or diminished from time to time, by bylaws adopted by the stockholders, but shall never be less than one.

ARTICLE VII. DIRECTORS' POWERS

The board of directors shall have the power to fix or change salaries of the directors and officers, to restrict the transfer of stock by stockholders, to indemnify directors and officers against liability for their good faith acts and omissions, to permit contracts or other transactions between the corporation and one or more of its directors individually or businesses in which one or more of

its directors are interested, and to exercise such other powers of the corporation as are not inconsistent with these articles or with any bylaws that may be adopted by the stockholders.

ARTICLE VIII. ORIGINAL DIRECTORS

The names and addresses of the members of the first board of directors are:

<u>Name</u>	<u>Address</u>
Rex Van Valkenburg	1015 NW 17 th Ave. Delray Beach, FL 33445

ARTICLE IX. SUBSCRIBERS

The names and street addresses of the subscribers to these Articles of Incorporation are:

<u>Name</u>	<u>Address</u>
Rex Van Valkenburg	1015 NW 17 th Ave. Delray Beach, FL 33445

The subscribers of these Articles of Incorporation hereby assign to this corporation their rights under Section 607, Florida Statutes, to constitute a corporation, and they hereby assign to those persons designated by the board of directors any rights they may have as subscribers to acquire any of the capital stock of this corporation, these assignments becoming effective when these articles of incorporation have been filed with and approved by the Secretary of State of Florida, and the filing fee and filing tax paid to that official.

ARTICLE X. AMENDMENTS

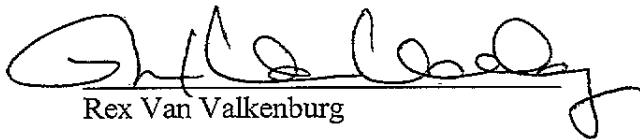
The corporation reserves the right to amend, alter, change or repeal any provision contained in these articles of incorporation in the manner now or hereafter prescribed by law, and all rights conferred on stockholders herein are granted and subject to this reservation. Each amendment submitted to the stockholders for approval must be approved at a stockholders' meeting by a majority of the stock entitled to vote thereon.

ARTICLE XI. REGISTERED OFFICE AND REGISTERED AGENT

The corporation hereby designates as its registered office, 116 E. Interlake Boulevard, Lake Placid, Florida 33852, and as its registered agent, William J. Nielander, who is located at the same address for service of process.

IN WITNESS WHEREOF, the undersigned subscribers, have hereunto set our hands and seals this 22nd day of January, 2001, for the purpose of forming this corporation under the laws of the State of Florida, and we hereby make and file in the office of the Secretary of State of the State of

Florida, these articles of incorporation, and certify that the facts stated are true.

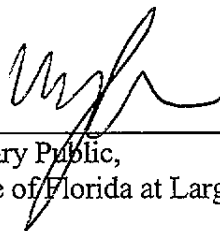

Rex Van Valkenburg

STATE OF FLORIDA
COUNTY OF HIGHLANDS

THE FOREGOING instrument was acknowledged before me this 22 day of January, 2001, by Rex Van Valkenburg who is personally known to me to be the person described as the subscriber in and who executed the foregoing Articles of Incorporation and acknowledged before me that he subscribed to these Articles of Incorporation.



William J. Nielander
Commission # GC 863966
Expires Aug. 24, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

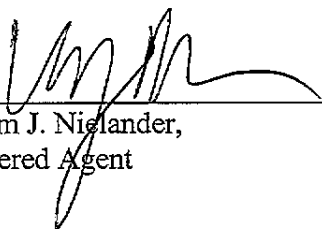


Notary Public,
State of Florida at Large

(SEAL)

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said act relative to keeping open said office.



William J. Nielander,
Registered Agent

FILED
01 JAN 24 AM 11:01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA