

P01000023916



THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 069334 114383A

AUTHORIZATION :

Patricia Pigute

COST LIMIT : \$ 78.75

FILED
2001 MAR -7 PM 3:37
SECRETARY OF STATE
TALLAHASSEE FLORIDA

ORDER DATE : March 7, 2001

ORDER TIME : 1:19 PM

ORDER NO. : 069334-005

CUSTOMER NO: 114383A

200003810742-9

CUSTOMER: Ms. Paulina Hernandez
Tax & Notary Services
105 Bridle Court
Kissimmee, FL 34743

DOMESTIC FILING

NAME: SAN JUAN REALTY &
ASSOCIATES, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Kelly Courtney - EXT.

EXAMINER'S INITIALS:

RECEIVED
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
2001 MAR -7 PM 2:31
NOT INTENDED
TO ACKNOWLEDGE
SUFFICIENCY OF FILING

g 3/7/01

**ARTICLES OF INCORPORATION
OF
SAN JUAN REALTY & ASSOCIATES, INC.**

FILED

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

The undersigned subscriber to these Articles of Incorporation hereby forms a corporation under the Florida General Corporation Act.

ARTICLE I - NAME

The name of this corporation is **SAN JUAN REALTY & ASSOCIATES, INC.**

ARTICLE II - DURATION

The corporation shall have a perpetual existence.

**ARTICLE III
BUSINESS AND ACTIVITIES**

This corporation may, and is authorized to, engage in any activity or business permitted under the laws of the United States and the State of Florida. Other activities include:

- (a) Real Estate and Brokerage business.

ARTICLE IV - CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is 1,000 shares of common stock having a par value of \$100.00 per share.

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The initial registered office and mailing address of this corporation shall be at:

2734 Running Spring Loop
Oviedo, Florida 32765

and the initial registered agent of this corporation at such office shall be **Juan Enrique Giraud**, who, upon accepting this designation agrees to comply with the provisions of Section 48.091, Florida Statutes, as amended from time to time, with respect to keeping an office open for service of process.

ARTICLE VI - INITIAL BOARD OF DIRECTORS

The business of this corporation shall be managed by a Board of Directors. There shall be three (3) director(s) initially. The number of Directors may be increased, and after such increase, decreased from time to time by by-laws adopted by the shareholders.

The name and address of the member of the first Board of Directors is:

Graciela Cosme Peterson, President
1155 Prospect Mill Drive
Lawrenceville, Georgia 30043

Omar Colon, Vice-President
600 Heatgate Drive
Lawrenceville, Georgia 30044

Juan Enrique Giraud, Sec.-Treasurer
2734 Running Spring Loop
Oviedo, Florida 32765

ARTICLE VII - BY-LAWS

The power to adopt, alter, amend or repeal by-laws shall be vested in and is hereby reserved to the shareholders. By-laws shall be adopted, altered, amended or repealed as provided therein.

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ARTICLE VIII - INCORPORATOR

The name and street address of the person signing these Articles of Incorporation as a subscriber is:

Graciela Cosme Peterson
1155 Prospect Mill Drive
Lawrenceville, Georgia 30043

IN WITNESS WHEREOF, the undersigned executed these Articles of Incorporation on this date.

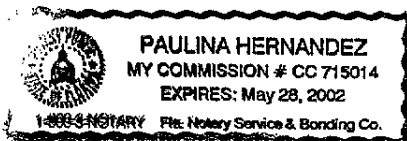
Graciela Cosme Peterson

GRACIELA COSME PETERSON

Incorporator

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing Articles of Incorporation of **SAN JUAN REALTY & ASSOCIATES, INC.**, were acknowledged before me this 27th day of February, 2001, by Graciela Cosme Peterson, as incorporator, who is personally known to me, the Notary.



Paulina Hernandez
PAULINA HERNANDEZ
NOTARY PUBLIC

ACCEPTANCE OF 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 provisions of said act relative to keeping open said office.

Juan Enrique Giraud
JUAN ENRIQUE GIRAUD
Registered Agent