

# PO1000029097



ACCOUNT NO. : 072100000032

REFERENCE : 085758 138285A

AUTHORIZATION :

COST LIMIT : \$ 78.75

*Patricia Puyet*

ORDER DATE : March 21, 2001

ORDER TIME : 10:04 AM

ORDER NO. : 085758-005

CUSTOMER NO: 138285A

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CUSTOMER: Bruce J. Sperry, Esq  
Bruce J. Sperry, Pa

Suite 1  
1003 S. Alexander Street  
Plant City, FL 33566

DOMESTIC FILING

NAME: CONTRACT ONE REALTY &  
INVESTMENTS, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP  
       ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sandra Mathis - EXT. 1165

EXAMINER'S INITIALS:

FILED  
2001 MAR 21 PM 1:34  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

RECEIVED  
01 MAR 21 AM 10:52  
DIVISION OF CORPORATION

FILED

2001 MAR 21 PM 1:34

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION

OF

CONTRACT ONE REALTY & INVESTMENTS, INC.

The undersigned Incorporator to these Articles of Incorporation, a natural person competent to contract, hereby determines to form a Corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of this Corporation shall be CONTRACT ONE REALTY & INVESTMENTS, INC.

ARTICLE II. NATURE OF BUSINESS

The general nature of the business to be transacted by this Corporation shall be:

- (a) Real estate brokerage and consultation.
- (b) To conduct business in and have one or more offices in the State of Florida and in all other states and countries. To buy, hold, mortgage, sell, convey, lease, or otherwise dispose of real and personal property, including franchises, patents, copyrights, trademarks, and licenses.
- (c) 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.
- (d) To purchase the corporate assets of any other corporation and engage in the same character of business.
- (e) To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge, or otherwise acquire or dispose of the shares of the capital stock, 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 the owner of such stock, to exercise all the rights, powers, and privileges of ownership, including the right to vote such stock.

(f) To subscribe for, purchase, own, hold, sell, assign, transfer, pledge, mortgage, or otherwise dispose of bonds, securities, or evidences of indebtedness issued or created by the United States of America, or any state, territory, county, or municipality therein, and by any foreign state, nation, government, municipality, or other political subdivision thereof.

(g) To carry on or to participate with others in the organization, merger, consolidation, financing, liquidation, or reorganization of corporations, partnerships, or associations engaged in any lawful business enterprise.

(h) To make, enter into, and carry out any arrangements which may be deemed to be for the benefit of the Corporation, with any corporation, association, cooperative association, partnership, firm, trustee, syndicate, individual, government, state, municipality, or other political or governmental division or subdivision, domestic or foreign, to obtain the reform or otherwise to acquire by purchase, lease, assignment, or otherwise, stocks, powers, rights, privileges, participations, immunities, franchises, guarantees, grants, and concessions; to hold, own, exercise, exploit, dispose of, and realize upon the same, and to undertake and prosecute any business dependent thereon; and to cause to be formed, to promote, and to aid in any way the formation of any corporation, association, or organization of any kind, domestic or foreign, for any such purpose.

(i) To lend money on time or call and with or without collateral security, and to give credit to individuals, corporations, associations, or co-partnerships, and to municipalities, states, governments, or any political subdivisions thereof, and to foreclose on any property taken by the Corporation as collateral security for any loans.

(j) To cause or to allow the legal title, and/or any estate, right, or interest in any property, whether real, personal, or mixed, owned, acquired, controlled, or operated by the Corporation, to remain or to be vested or registered in the name of, or operated by, any person, firm, association, or corporation, domestic or foreign, formed or to be formed, either in trust for or as agents or nominees of this Corporation, or upon any other terms or conditions, which the Board of Directors may consider for the benefit of the Corporation.

(k) To undertake, conduct, assist, promote, and participate in every kind of commercial, industrial, agricultural, manufacturing, mercantile, or mining enterprise, business, undertaking, venture, or operation in any state, territory, dependency, or colony of the United States of America or its insular possession, or in the District of Columbia, or in any foreign country.

(l) To purchase, hold, retire, sell, and transfer the shares of its own capital stock, provided it shall not use its funds or

property for the purchase of its own shares of capital stock when such use would cause any impairment of capital, and provided further that its own shares of capital stock belonging to it shall not be voted directly or indirectly.

(m) To act as agent or representative (other than fiscal or transfer agent) of individuals, partnerships, associations, or corporations, and as such to manage, develop, and extend their business or to aid any lawful enterprise.

(n) To have one or more offices carry on all or any part of its operations and business without restrictions or limit as to amount in any or all of the states, districts, territories, or colonies of the United States of America, and in all foreign countries; and to enter into, make perform, and carry out contracts of every kind for any lawful purpose without limit as to amount, with any person, firm, association, corporation, or state.

(o) To purchase or otherwise acquire, own, hold, mortgage, pledge, sell, exchange, or otherwise dispose of and deal in real estate and personal property of every class and description; subject however, to the laws of such state, district, territory, or country where the same may be located.

(p) To build, erect, construct, purchase, hire, or otherwise acquire, own, provide, establish, maintain, hold, lease, and operate factories, warehouses, agencies, buildings, structures, offices, houses, works, machinery, plants, and all other things of whatsoever kind and nature, within and without the State of Florida, and in any part of the world, suitable, necessary, useful, or advisable in connection with any or all of the objectives hereinbefore or hereinafter set forth.

(q) To apply for, obtain, register, lease, purchase, or otherwise acquire, and to hold, use, own, operate, and introduce, and to sell, assign, or otherwise dispose of any trademarks, trade names, patents, copyrights, formulas, inventions, improvements, and processes used in connection with or secured under letters of patent of the United States of America, or elsewhere; to use, exercise, develop, grant licenses in respect of, or otherwise deal with any such trademarks, patents, licenses, processes and the like, or any such property or rights, and further, to purchase, acquire, apply for, register, secure, hold, own, or sell, or otherwise dispose of any and all copyrights, trademarks, trade names, and distinctive marks.

(r) To carry on any other business, whether manufacturing or otherwise, which may seem to the Corporation capable of being conveniently carried on in connection with its business, or calculated directly or indirectly to enhance the value of or tender profitable any of the Corporation's property or rights.

(s) To do any and all things hereinbefore enumerated for itself or on account of others, and to make and perform contracts

for doing any of said undertakings; to have and exercise all of the rights and powers now or hereafter conferred by the laws of the State of Florida, and to do any and all of the things hereinbefore enumerated to the same extent as natural persons might or could do.

(t) The foregoing enumerated objectives, purposes, and powers of the Corporation are not intended and shall not be construed or held to prohibit or limit the exercise of any other and further rights and powers which may now or hereafter be allowed or permitted by the laws of the State of Florida, and this Corporation shall have and exercise all other powers, rights, and privileges granted by the corporation laws of the State of Florida now in force or any amendment or amendments thereto.

### ARTICLE III. CAPITAL STOCK

The authorized capital of this Corporation shall be Seven Thousand Five Hundred (7,500) shares of One and No/100 (\$1.00) Dollar par value, to be known as common stock payable in lawful money of the United States of America, said stock to be fully paid and non-assessable. Said stock shall be issued in units of one share or multiples thereof.

Subject to the provisions of the corporation laws of the State of Florida, this Corporation may enter into contracts with any party, natural or otherwise, including its Stockholders, for or relating to the sale and/or purchase of any number of shares of the capital stock of this Corporation, whether then held by the Corporation or by its said Stockholders, on such terms and conditions as may be necessary, in the opinion of the Board of Directors of said Corporation, and to insure the success of any such contractual agreements, stock options, and stock purchase agreements by and between the Stockholders of the Corporation, and may make the capital stock of this Corporation subject to the terms and provisions of any such agreement or agreements, provided only that this Corporation shall not purchase or redeem any of its capital stock in such manner as to reduce the aggregate amount of the assets of this Corporation, at a fair and just valuation, below an amount sufficient to equal all outstanding and remaining capital stock of the Corporation, plus all other liabilities of the Corporation, and, provided further, that no such purchase or redemption shall operate as a reduction of the number of shares which this Corporation is authorized to have outstanding, and, provided further, that such shares purchased or redeemed by this Corporation may be held in the treasury of the Corporation subject to reissue for sufficient consideration by the Board of Directors of this Corporation.

### ARTICLE IV. INITIAL CAPITAL

The amount of capital with which this Corporation will begin business is Five Hundred and No/100 Dollars (\$500.00).

ARTICLE V. TERM OF EXISTENCE

This Corporation shall exist perpetually.

ARTICLE VI. ADDRESS

The initial address of the principal office of this Corporation in the State of Florida is: 507 West Martin Luther King, Jr. Boulevard, Plant City, Florida 33566. The mailing address of the Corporation in the State of Florida is: 507 West Martin Luther King, Jr. Boulevard, Plant City, Florida 33566. The Board of Directors from time to time may move the principal office to any other address in Florida.

ARTICLE VII. DIRECTORS

This Corporation shall have not less than one (1) Director; however, the number of Directors may be increased or diminished from time to time by the By-Laws adopted by the Stockholders. Upon an increase in the number of Directors, the additional directorships so created may be filled in the first instance in the same manner as a vacancy in the Board of Directors.

ARTICLE VIII. INITIAL DIRECTOR

The name and post office address of the first members of the Board of Directors is:

Louis W. McGrath  
507 West Martin Luther  
King, Jr. Boulevard  
Plant City, Florida 33566

Jon T. Poppell  
503 West Martin Luther  
King, Jr. Boulevard  
Plant City, Florida 33566

ARTICLE IX. INCORPORATOR

The name and post office address of the Incorporators to the Articles of Incorporation are:

Louis W. McGrath  
507 West Martin Luther  
King, Jr. Boulevard  
Plant City, Florida 33566

Jon T. Poppell  
503 West Martin Luther  
King, Jr. Boulevard  
Plant City, Florida 33566

ARTICLE X. DUPLICATE CERTIFICATES

Duplicate certificates of stock may be issued pursuant to this charter for such stock as may have been lost or destroyed, together with a bond of indemnity with satisfactory security as determined by the Board of Directors of the Corporation, conditioned upon loss in consequence of issue of said duplicate certificate.


ARTICLE XI. AMENDMENT

These Articles of Incorporation may be amended from time to time in the manner provided by law. Every amendment will be approved by the Board of Directors, proposed by them to the Stockholders, and approved at a Stockholders meeting by a majority of the stock entitled to vote thereon, unless all the Directors and all the Stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

ARTICLE XII. REGISTERED AGENT AND OFFICE

In compliance with Chapters 48 and 607, Florida Statutes, CONTRACT ONE REALTY & INVESTMENTS, INC. does hereby designate BRUCE J. SPERRY as its registered agent, and the office of the registered agent located at 1003 South Alexander Street, Suite 1, Plant City, Florida 33566, as its registered office.

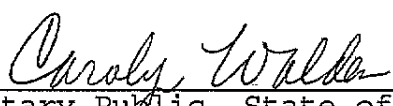
  
\_\_\_\_\_  
LOUIS W. McGRATH

  
\_\_\_\_\_  
JON T. POPPELL

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing Articles of Incorporation were acknowledged before me this 20<sup>th</sup> day of March, 2001, by LOUIS W. McGRATH, the person named in the foregoing Articles of Incorporation as Incorporator, who declared his identity and who has produced his Driver's License as personal identification.

CAROLYN WALDEN  
Notary Public, State of Florida  
My comm. exp. July 18, 2004  
Comm. No. CC935153

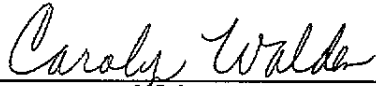
  
\_\_\_\_\_  
Notary Public, State of Florida  
My commission expires: 7-18-2004

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing Articles of Incorporation were acknowledged before me this 20<sup>th</sup> day of March, 2001, by JON T. POPPELL, the person named in the foregoing Articles of Incorporation as

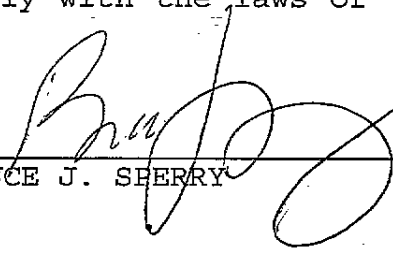
Incorporator, who declared his identity and who has produced his Driver's License as personal identification.

**CAROLYN WALDEN**  
Notary Public, State of Florida  
My comm. exp. July 18, 2004  
Comm. No. CC935153

  
\_\_\_\_\_  
Notary Public, State of Florida  
My commission expires: 7-18-2004

**ACKNOWLEDGMENT:**

Having been named as registered agent of the foregoing CONTRACT ONE REALTY & INVESTMENTS, INC., I hereby accept and agree to act in this capacity and agree to comply with the laws of the State of Florida in all respects.

  
\_\_\_\_\_  
BRUCE J. SHERRY

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**FILED**  
2001 MAR 21 PM 1:34  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA