

**CAPITAL CONNECTION, INC.**

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

**P01000088896**

*Laura Street Townhomes II, Inc.*

**FILED**  
01 SEP 10 AM 8:48  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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-09/11/01--01004--006  
\*\*\*\*\*70.00 \*\*\*\*\*70.00

- ☒ Art of Inc. File
- ☐ LTD Partnership File
- ☐ Foreign Corp. File
- ☐ L.C. File
- ☐ Fictitious Name File
- ☐ Trade/Service Mark
- ☐ Merger File
- ☐ Art. of Amend. File
- ☐ RA Resignation
- ☐ Dissolution / Withdrawal
- ☐ Annual Report / Reinstatement
- ☐ Cert. Copy
- ☒ Photo Copy
- ☐ Certificate of Good Standing
- ☐ Certificate of Status
- ☐ Certificate of Fictitious Name
- ☐ Corp Record Search
- ☐ Officer Search
- ☐ Fictitious Search
- ☐ Fictitious Owner Search
- ☐ Vehicle Search
- ☐ Driving Record
- ☐ UCC 1 or 3 File
- ☐ UCC 11 Search **J. BRYAN**
- ☐ UCC 11 Retrieval
- ☐ Courier

**RECEIVED**  
01 SEP 10 PM 4:02  
DIVISION OF CORPORATION

Signature \_\_\_\_\_

Requested by: **CP**  
Name \_\_\_\_\_ Date **9-10-01** Time **3:30**

Walk-In \_\_\_\_\_ Will Pick Up \_\_\_\_\_

**FILED**  
01 SEP 10 AM 8:48  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
LAURA STREET TOWNHOMES II, INC.**

The undersigned subscriber to the articles of incorporation, who is a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida as follows:

**ARTICLE I.**

**Name**

The name of this corporation is **LAURA STREET TOWNHOMES II, INC.** The mailing address of the corporation is 6244 Clark Center Avenue, Unit B-3, Sarasota, Florida 34238.

**ARTICLE II.**

**Term of Existence**

The date when corporate existence shall commence shall be the date of the filing of these Articles with the Department of State, and the corporation shall have perpetual existence thereafter.

**ARTICLE III.**

**Nature of Business**

This corporation is organized to engage in any and all lawful businesses.

## **ARTICLE IV.**

### **Powers**

**The corporation shall have power:**

- a. To have perpetual succession by its corporation name;**
- b. To sue and be sued, complain, and defend in its corporate name in all actions or proceedings;**
- c. To have a corporate seal, which may be altered at pleasure, and to use the same by causing it, or a facsimile thereof, to be impressed, affixed, or in any other manner reproduced;**
- d. To purchase, take, receive, lease, or otherwise acquire, own, hold, improve, use, and otherwise deal in and with real or personal property or any interest therein, wherever situated;**
- e. To sell, convey, mortgage, pledge, create a security interest in, lease, exchange, transfer, and otherwise dispose of all or any part of its property and assets;**
- f. To lend money to and use its credit to assist its officers and employees to the full extent permitted by law;**
- g. To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge, or otherwise dispose of, and otherwise use and deal in and with, shares or other interests in, or obligations of, other domestic or foreign corporations, associations, partnerships or individuals, or direct or indirect obligations of the United States or of any other municipality or of any instrumentality thereof;**
- h. To make contracts and guarantees and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds, and other obligations, and**

secure any of its obligations by mortgage or pledge of all or any of its property, franchises, and income;

i. To lend money for its corporate purposes, invest and reinvest its funds, and take and hold real and personal property as security for the payment of funds so loaned or invested;

j. To conduct its business, carry on its operations, and have offices and exercise the powers granted by this act within or without this state;

k. To elect or appoint officers and agents of the corporation and define their duties and fix their compensation;

l. To make and alter bylaws, not inconsistent with these articles of incorporation and the laws of this state, for the administration and regulation of the affairs of the corporation;

m. To make donations for the public welfare or for charitable scientific or educational purposes;

n. To transact any lawful business which the board of directors shall find will be in aid of governmental policy;

o. To pay pensions and establish pension plans, profit sharing plans, stock bonus plans, stock option plans, and other incentive plans for any or all of its directors, officers, and employees and for any or all of the directors, officers, and employees of its subsidiaries;

p. To be a promoter, incorporator, partner, member, associate, or manager of any corporation, partnership, joint venture, trust or other enterprise; and

q. To have and exercise all powers necessary or convenient to effect its purposes.

**ARTICLE V.**

**Capital Stock**

This corporation is authorized to issue 1,000 shares of one dollar (\$1.00) par value common stock, which may be fractional shares. All stock, when issued, shall be fully paid and non-assessable.

**ARTICLE VI.**

**Initial Registered Office and Agent**

The street address of the initial registered office of this corporation is 1515 Ringling Boulevard, Suite 1000, Sarasota, Florida 34236, and the name of its initial registered agent at such address is David S. Maglich, Esquire.

**ARTICLE VII.**

**Directors**

The corporation shall have three directors initially. The number of directors may be increased or diminished from time to time by bylaws adopted by the board of directors, but any amendment to the bylaws which either increases or decreases the number of directors shall be ratified by holders of all of the outstanding shares of stock of the corporation, provided that the corporation shall always have at least one director. The names and street addresses of the initial directors of this corporation, who shall serve until their successors are duly elected and qualified, are:

**Name**

**Address**

**Jaren Levitt**

**6244 Clark Center Avenue, Unit B-3  
Sarasota, Florida 34238**

**Harold Libby**

**6244 Clark Center Avenue, Unit B-3  
Sarasota, Florida 34238**

**David Berger**

**6244 Clark Center Avenue, Unit B-3  
Sarasota, Florida 34238**

**ARTICLE VIII.**

**Subscriber**

**The name and street address of the incorporator signing these articles of incorporation is:**

**Name**

**Address**

**Jaren Levitt**

**6244 Clark Center Avenue, Unit B-3  
Sarasota, Florida 34238**

**ARTICLE IX.**

**Special Provisions**

**The power to adopt, alter, amend or repeal bylaws shall be vested in the shareholders of  
this corporation.**

**ARTICLE X.**

**Indemnification**

**The corporation shall indemnify any director or officer or any former director or officer,  
to the full extent permitted by law.**

ARTICLE XI.

Preemptive Rights

Each shareholder of the corporation shall be entitled to full preemptive rights to acquire his proportional part of any unissued or treasury shares of the corporation, or securities of the corporation convertible into or carrying a right to subscribe to or acquire such shares, which may be issued at any time by the corporation.

ARTICLE XII.

Amendment

These articles of incorporation may be amended in the manner provided by law.

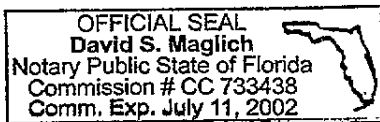
IN WITNESS WHEREOF, the undersigned subscriber has executed these articles of incorporation on September 7, 2001.

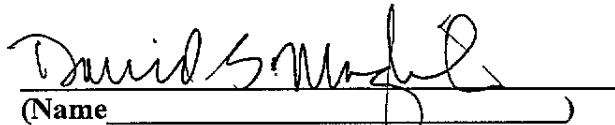


JAREN LEVITT

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on September 7, 2001, by JAREN LEVITT, who is personally known to me.



  
(Name \_\_\_\_\_)  
Notary Public  
Serial Number (if any) \_\_\_\_\_  
Commission Expiration Date \_\_\_\_\_

ACCEPTANCE

I hereby agree, as Registered Agent, to accept Service of Process; to keep the office open during prescribed hours; to post my name (and any other officers of said corporation authorized to accept service of process at the above Florida designated address) in some conspicuous place in the office as required by law. I am familiar with and accept the obligations provided for in §607.0505 of the Florida Statutes.

  
\_\_\_\_\_  
DAVID S. MAGLICH, ESQUIRE  
Registered Agent

**FILED**  
01 SEP 10 AM 8:48  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA