

Division of Corporations

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TALLAHASSEE, FLORIDA

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FLORIDA PROFIT CORPORATION OR P.A.

SUNNY PROPERTIES OF SOUTH FLORIDA, INC.

Certificate of Status	1
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ARTICLES OF INCORPORATION

- OF -

SUNNY PROPERTIES OF SOUTH FLORIDA, INC.

I, **THE UNDERSIGNED**, hereby come forth for the purpose of becoming a corporation under the Laws of the state of Florida, by and under the provisions of the Statutes of the said State of Florida.

ARTICLE I

The name of the corporation shall be: **SUNNY PROPERTIES OF SOUTH FLORIDA, INC.** Its business shall be carried on in the state of Florida, in the United States of America, and elsewhere, as may be authorized by the Board of Directors.

ARTICLE II

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

- a. To buy and sell real estate, build and develop unimproved land and conduct a general broker business on all forms and kinds of securities and to act as agents in the buying and selling of mortgages, equities, securities and other forms of negotiable instruments and evidences of indebtedness and to buy and sell personal property, either wholesale or retail; to purchase, own, sell, rent, lease, mortgage and to act as the agent in the buying, owning, selling, renting, leasing and mortgaging of property, whether real or personal or otherwise; to manufacture, acquire or dispose of real estate or personal properties, for itself or acting as agents in loaning and buying securities; to borrow money and to secure the same in whatever manner in which a corporation might do and is permissible under the Laws of the state of Florida.
- b. To apply for, hold, purchase, acquire or otherwise deal in letters, patent or copyrights of the United States or other countries, to

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work, operate or develop the same or to carry on any business, manufacturing or otherwise, which may directly or indirectly affect those objects or any of them; to guarantee, purchase, hold, sell, assign, transfer, mortgage, pledge or otherwise, which may directly or indirectly affect those objects or any of them; to guarantee, purchase, hold, sell, assign, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of capital stock or any bonds, securities or other evidences of indebtedness created by any person or corporation of this state or any other State, Country, Nation or Government and while owner of said stock may exercise all the rights and privileges of ownership, including the right to vote thereon as natural persons might or could do.

- c. To loan money on real estate and personal property.
- d. To enter into, make or perform contracts of any kind with any person, association, corporation, municipality, body politic, country, county, territory, state, government, colony or any dependency thereof, and without limit as to the amount, draw, make, accept, endorse, discount, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and all other negotiable instruments and evidences of indebtedness, whether secured by mortgage, bond or otherwise.
- e. To do any and of the requirements set forth herein, to the same extent as natural persons might do or could do and in any part of the world as principals, agents, contractors or otherwise and either alone or with the company of others, purchase, hold and reissue any of the shares of its capital stock.
- f. In general, to carry on any other business in connection therewith, whether manufacturing or otherwise, not specifically forbidden by the Laws of the State of Florida and with all powers conferred upon corporations by the Laws of the State of Florida.

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ARTICLE III

The maximum number of Shares of Stock that the corporation is authorized to have outstanding, at any time, shall be: ONE HUNDRED (100) SHARES - NO PAR VALUE.

ARTICLE IV

The amount of capital with which the corporation will begin business shall not be less than FIVE HUNDRED DOLLARS (\$500.00).

ARTICLE V

The principal office of this corporation shall be located at:

656 FERN STREET
WEST PALM BEACH, FLORIDA 33401-5712

ARTICLE VI

The corporation shall have perpetual existence.

ARTICLE VII

The names and street addresses of the first Board of Directors who shall hold office for the first year of the corporation's existence or until their successors are elected and have qualified, are as follows:

<u>N A M E</u>	<u>STREET ADDRESS</u>
J. MAZZARO	656 FERN STREET WEST PALM BEACH, FLORIDA 33401-5712

There shall be not less than 1 (One) Director.

ARTICLE VIII

The names and street addresses of each subscriber to these Articles of Incorporation, are as follows:

<u>N A M E</u>	<u>STREET ADDRESS</u>
J. MAZZARO	656 FERN STREET WEST PALM BEACH, FLORIDA 33401-5712

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DESIGNATION AND ACCEPTANCE OF REGISTERED AGENT

RE: CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

TO: SECRETARY OF STATE, CORPORATE RECORDS BUREAU

DATE: APRIL 21, 2003

CORP: SUNNY PROPERTIES OF SOUTH FLORIDA, INC.

Pursuant to Chapter 607.034 Florida Statutes, the following is submitted, in compliance with said Act: That the above-named corporation desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, located in the City of WEST PALM BEACH, County of PALM BEACH, State of FLORIDA, has named:

J. MAZZARO
 656 Fern Street
 West Palm Beach, Florida 33401-5712

as its REGISTERED AGENT to accept service of process within this state.

ACKNOWLEDGEMENT: Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I, the below signed, hereby:

1. accept to act in this capacity and agree to comply with the provisions of said Act relative to keeping open said office; and
2. I HEREBY AM FAMILIAR WITH AND ACCEPT THE DUTIES AND RESPONSIBILITIES AS REGISTERED AGENT FOR SAID CORPORATION.


 BY: J. MAZZARO
 ITS: REGISTERED AGENT

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