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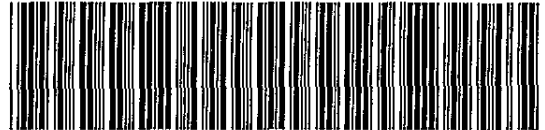
(Business Entity Name)

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TALLAHASSEE, FLORIDA
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TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: MAGNOLIA REALTY INVESTMENTS, INC
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00 ☐ \$78.75
Filing Fee Filing Fee
 & Certificate of Status

☐ \$78.75 ☒ \$87.50
Filing Fee Filing Fee,
& Certified Copy Certified Copy
 & Certificate of
 Status
ADDITIONAL COPY REQUIRED

FROM: THOMAS J SKIERSKI
Name (Printed or typed)

10556 70th STREET
Address

LIVE OAK FL 32060
City, State & Zip

386-208-1600
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

04 APR 19 PM 2:35

MAGNOLIA REALTY INVESTMENTS, INC.

The undersigned, acting as Incorporator of a corporation under the Florida General Corporation Act, adopts the following Articles of Incorporation for such corporation:

ARTICLE I

Name. The name of this corporation is **MAGNOLIA REALTY INVESTMENTS, INC.** The mailing address is 10556 70th Street, Live Oak, Florida 32060.

ARTICLE II

Duration. The period of duration is perpetual.

ARTICLE III

Purpose. The purpose is to engage in any activities or business permitted under the laws of the United States and Florida.

ARTICLE IV

Capital Stock. The corporation is authorized to issue 1000 shares, all of one class, at \$.01 par value.

ARTICLE V

Initial Registered Office and Agent. The name and address of the initial registered agent and office of this corporation is as follows:

THOMAS J. SKIERSKI
10556 70th Street
Live Oak, Florida 32060

ARTICLE VI

Initial Board of Directors. This corporation shall have two (2) directors initially. The number of directors may be either increased or decreased from time to time by an amendment of the By-Laws of the corporation. The name and address of the initial directors of this corporation are:

THOMAS J. SKIERSKI
10556 70th Street
Live Oak, Florida 32060

JESSIE L. SKIERSKI
10556 70th Street
Live Oak, Florida 32060

ARTICLE VII

Incorporator. The name and address of the Incorporator signing these Articles of Incorporation is:

THOMAS J. SKIERSKI
10556 70th Street
Live Oak, Florida 32060

ARTICLE VIII

Amendment of Articles. This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

ARTICLE IX

Cumulative Voting. In any election of directors by the stockholders, each stockholder of record shall have the right to cumulate his shares and to give one candidate as many votes as the number of directors to be elected multiplied by the number of shares equals, or to distribute them on the same principle among as many candidates as he sees fit, provided, however, that notice shall be given by any stockholder to the President or a Vice-President of the corporation not less than twenty-four (24) hours before the time fixed for the holding of the meeting for the election of directors that he intends to cumulate his votes at such election. This right to vote cumulatively shall not be further restricted or qualified by any provision in the By-Laws of the corporation.

ARTICLE X

Non-Resident Directors. Directors need not be residents of this State or stockholders unless the By-Laws so require.

ARTICLE XI

Directors' Authority to Fix Compensation. Directors shall have authority to fix the compensation unless otherwise provided in the By-Laws.

ARTICLE XII

Pre-emptive Rights. Each stockholder of this corporation shall have the first right to purchase shares (and securities convertible into shares) of any class, kind or series of stock in this corporation that may from time to time be issued (whether or not presently authorized), including shares from the treasury of this corporation, in the ratio that the number of shares he holds at the time so issue bears to the total number of shares outstanding, exclusive of treasury shares. This right shall be deemed waived by and stockholders who does not exercise it and pay for the shares pre-empted within thirty (30) days of receipt of notice from the corporation.

ARTICLE XIII

Director Quorum and Voting. Only sixty-six and two-thirds percent (66 2/3%) of the directors shall constitute a quorum for a meeting of the directors of this corporation. If a quorum is present, the affirmative vote of fifty-one percent (51%) of the directors present or, if a director or directors have abstained from voting because of an interest in the matter to be voted upon, the affirmative vote of fifty-one percent (51%) of the directors present and voting, shall be the act of the Board of Directors.

ARTICLE XIV

Meetings by Conference Telephone. Member of the Board of Directors may participate in special, regular and annual meetings of the Board of Directors by means of conference telephone or similar communications equipment as provided by laws.

ARTICLE XV

Indemnification. The corporation may be empowered to indemnify any officer or director, or any former officer or director in the manner set out and provided for in the By-Laws of this corporation.

ARTICLE XVI

Stockholder Quorum Voting. Only fifty-one percent (51%) of the shares entitled to vote, represented in person or by proxy, shall constitute a quorum at a meeting of stockholders. If a quorum is present, the affirmative vote of fifty-one (51%) of the shares represented at the meeting and entitled to vote on the subject matter shall be the act of the stockholders.

ARTICLE XVII

Greater Voting Requirements for Stockholders. The affirmative vote of seventy-five percent (75%) of the shares of this corporation entitled to vote thereon shall be required for the authorization of the following: mergers, sale of assets and dissolution.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation, this 1st day of April, 2004.

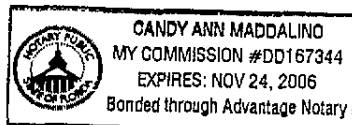

THOMAS J. SKIERSKI, Incorporator

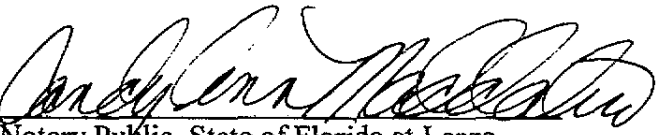
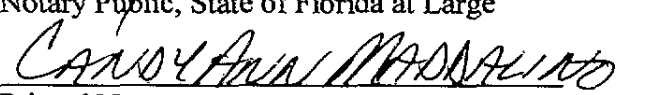
STATE OF FLORIDA
COUNTY OF SUWANNEE

BEFORE ME personally appeared THOMAS J. SKIERSKI, to me well known and known to me to be the person described in and who executed the foregoing instrument and she acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 1st day of April, 2004.

(SEAL)




Notary Public, State of Florida at Large

Printed Name

CERTIFICATE DESIGNATING AGENT
UPON WHOM PROCESS MAY BE SERVED AND
THE PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA

In pursuance of Section 48.091 and Section 607.034(3), Florida Statutes, the following is submitted in compliance with said sections:

MAGNOLIA REALTY INVESTMENTS, INC., desiring to organize under the laws of the State of Florida with its principal office as indicated in the Certificate of Incorporation, at the City of Live Oak, County of Suwannee, State of Florida, has named THOMAS J. SKIERSKI as its registered agent to accept service of process within this state, who is located at the following registered office: 10556 70th Street, Live Oak, Florida 32060.

ACKNOWLEDGEMENT AND ACCEPTANCE:

Having been named as the registered agent for the above corporation for the purpose of accepting service of process at the registered office designated in this certificate, I hereby accept such appointment and agree to act in such capacity. I agree to comply with the provisions of said sections relative to keeping open the registered office.


THOMAS J. SKIERSKI
Registered Agent

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TALLAHASSEE, FLORIDA
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