

P04000116958

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

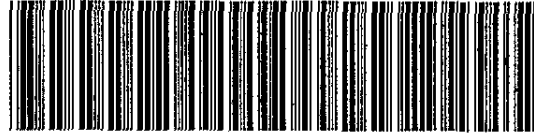
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



000039993800

08/11/04--01012--004 **78.75

04 AUG 11 11:23:57

TRANSMITTAL LETTER

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

SUBJECT: Nicaragua Properties, 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: M. Jay Lancer, Esquire
 Name (Printed or typed)

1900 Ringling Blvd.
 Address

Sarasota, FL 34236
 City, State & Zip

941-953-3000
 Daytime Telephone number

04 AUG 11 PM 12:57

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

ARTICLES OF INCORPORATION
OF
NICARAGUA PROPERTIES, INC.

THESE ARTICLES OF INCORPORATION are hereby adopted by the undersigned incorporator of this corporation for pecuniary profit under the Florida General Corporation Act.

ARTICLE I
NAME AND LOCATION OF AGENT AND OFFICES

Section 1.1 Name. The name of the corporation shall be NICARAGUA PROPERTIES, INC.

Section 1.2 Principal Office and Place of Business. The principal office of the corporation shall be located at 540 67th Street, Holmes Beach, Florida 34217, with a post office address which is the same. The principal place of business of the corporation shall be the same as the principal office. The corporation may change the location of the foregoing offices or the post office address, transact business at other places within or without the State of Florida and establish branch offices within or without the State of Florida, all as the Board of Directors may from time to time determine.

Section 1.3 Registered Agent and Office. The Registered Agent for the corporation to accept service of process within the State of Florida shall be JASON SUZOR. The street address of the Registered Agent, which shall be the Registered Office, shall be 540 67th Street, Holmes Beach, Florida 34217.

ARTICLE II
DURATION AND COMMENCEMENT

Section 2.1 Duration. The corporation shall have perpetual existence, or until dissolved according to law.

Section 2.2 Commencement of Corporate Existence. The corporation's existence shall commence on the date of the filing hereof by the Department of State.

ARTICLE III
PURPOSE AND POWERS

Section 3.1 Purpose. The general purpose for which the corporation is initially organized shall be to transact any and all lawful business for which a corporation may be incorporated under the laws of Florida, and to do everything necessary or convenient

04 AUG 11
12:57
CIVIL

for the accomplishment of said purpose, and to do all other things incidental thereto or connected therewith that are not prohibited by law, and to carry out said purpose in any state, territory, district or possession of the United States or in any foreign country, to the extent not prohibited by law therein.

Section 3.2 Powers. The corporation shall have and exercise all of the corporate powers enumerated in or otherwise permitted under the Florida General Corporation Act.

ARTICLE IV AUTHORIZED SHARES

Section 4.1 Class, Number and Par. The shares of stock authorized hereunder shall not be divided into classes and shall consist of one class of common stock only. The aggregate number of shares of stock which the corporation shall be authorized to issue and have outstanding at any one time shall be limited to one thousand (1,000) shares at \$1.00 par value.

Section 4.2 Consideration. The consideration for the issuance of said shares, or any part thereof, shall be money current of the United States of America, or property or services of value at least equivalent to the stock issued as fixed and determined by the Board of Directors of said corporation. Whenever any share or shares of stock are issued in consideration of payment to be made in property or in services, the fair and just value of the property to be transferred or the services performed as a consideration for the issuance of said stock shall be affixed by the Board of Directors of the corporation. Any and all shares of stock of the corporation which shall be issued for the consideration, or for not less than the consideration in cash, property, or services, shall be fully paid and non-assessable.

Section 4.3 No Preemptive Rights. The shareholders of the corporation shall have no preemptive rights granted by the Articles of Incorporation to acquire unissued or treasury shares of the corporation or securities of the corporation convertible into or carrying a right to subscribe to or acquire shares.

Section 4.4 Plurality Voting. Shareholder voting shall be on a plurality basis. The shareholders of the corporation shall not be entitled to vote their shares cumulatively in elections for the Board of Directors.

ARTICLE V
GENERAL

Section 5.1 Amendment. The Articles of Incorporation may be amended from time to time only by action of the Board of Directors and the shareholders in accordance with applicable law.

Section 5.2 Organization Meeting of Directors. After the corporate existence begins, an organization meeting of directors named herein shall be held, at the call of a majority, to adopt Bylaws, elect officers, and transact other necessary business. The directors calling the meeting shall give three (3) days' advance written notice of the time and place of the meeting to each director.


Section 5.3 Directors. The number of directors constituting the initial Board of Directors shall be two (2), which number may be increased or decreased but not below one (1) from time to time in accordance with the Bylaws. The name and address of each initial member of the Board of Directors, who need not be a resident of the State of Florida and who shall hold office for the first year of the corporation's existence, or until a successor or successors are duly elected and qualified, is as follows:

<u>NAME</u>	<u>ADDRESS</u>
JASON SUZOR	540 67 th Street Holmes Beach, Florida 34217
M. JAY LANCER	1900 Ringling Boulevard Sarasota, Florida 34236

Section 5.4 Incorporators. The name and address of the incorporator executing this instrument are as follows: JASON SUZOR, 540 67th Street, Holmes Beach, FL 34217.

IN WITNESS WHEREOF, the undersigned executed this instrument this 9th day of August, 2004.

INCORPORATOR:



JASON SUZOR

STATE OF FLORIDA)
COUNTY OF SARASOTA)

BEFORE ME, the undersigned authority, personally appeared JASON SUZOR who is personally known to me to be the person described in or produced DRIVER L.C. as identification and who executed the above instrument, and who did freely and voluntarily acknowledge before me according to law the execution of the same for the uses and purposes stated therein.

IN WITNESS WHEREOF, I have hereunto set my hand and my official seal, in said County and State this 9th day of August, 2004.


Notary Public - State of Florida

My commission expires:



Patricia A. Olson
MY COMMISSION # DD169941 EXPIRES
December 21, 2006
BONDED THRU TROY FAIR INSURANCE, INC.

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

In compliance with Section 48.091, Florida Statutes, it is submitted that NICARAGUA PROPERTIES, INC., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at 540 67th Street, Holmes Beach, FL 34217, has named JASON SUZOR, 540 67th Street, Holmes Beach, FL 34217, as its registered agent to accept service of process within Florida.

Signature: _____

[Handwritten Signature]

Title: INCORPORATOR

Date: _____

8-9-04

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Signature: _____

[Handwritten Signature]

Title: REGISTERED AGENT

Date: _____

8-9-04