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RECEIVED  
07 AUG 13 PM 12:43  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA  
FILED  
07 AUG 10 PM 12:51  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

8/14/10



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 051835 7117422

AUTHORIZATION :

*[Handwritten signature]*

COST LIMIT : \$ 78.75

ORDER DATE : August 13, 2007

ORDER TIME : 10:40 AM

ORDER NO. : 051835-005

CUSTOMER NO: 7117422

DOMESTIC FILING

NAME: CAPITAL REALTY AND MANAGEMENT  
CORP.

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: Carina L. Dunlap - EXT. 2951

EXAMINER'S INITIALS: \_\_\_\_\_

## **ARTICLES OF INCORPORATION**

**of**

### **CAPITAL REALTY AND MANAGEMENT CORP.**

The undersigned incorporators of these Articles of Incorporation, each a natural person competent to contract, hereby associate themselves together to form a corporation under the laws of the State of Florida.

#### **ARTICLE I. NAME**

The name of this corporation is:

**CAPITAL REALTY AND MANAGEMENT CORP.**

#### **ARTICLE II. NATURE OF BUSINESS**

The general nature of the business to be transacted by this corporation is to engage in every and any aspect and phase of any and every lawful business, including, but not limited to, the following activities:

To conduct business in, have one or more offices in, and buy, hold, mortgage, sell, convey, lease, or otherwise dispose of real and personal property, including franchises, patents, copyrights, trademarks and licenses, in the State of Florida and in all other states and countries.

To loan money, 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 payments of corporate indebtedness as required.

To purchase the corporate assets of any other corporation and engage in the same character of business.

To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of the capital stock of, 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 whole owner of such stock to exercise all the rights, powers and privileges of ownership, including the right to vote such stock.

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07 AUG 10 PM 12:51  
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TALLAHASSEE, FLORIDA

### **ARTICLE III. CAPITAL STOCK**

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is: 1,000 shares of common stock at no par value. The consideration to be paid for each share shall be fixed by the Board of Directors. There shall be no other class of stock. The incorporators may, by contract, restrict the alienability of this stock. An endorsement shall be made upon each certificate of stock indicating the existence of such contract.

### **ARTICLE IV. TERM OF EXISTENCE**

This corporation is to exist perpetually.

### **ARTICLE V. ADDRESS**

The street address of the initial principal office of this corporation is 5 Cadillac Place, Palm Coast, Florida 32137. The Board of Directors may, from time to time, move the principal office to any other address in Florida. The mailing address of the corporation is 5 Cadillac Place, Palm Coast, Florida 32137.

### **ARTICLE VI. DIRECTORS**

The corporation shall have one director initially. The number of directors may be increased from time to time, by By-Laws adopted by the stockholders.

### **ARTICLE VII. INCORPORATORS**

The name and address of each incorporator executing these Articles of Incorporation are as follows:

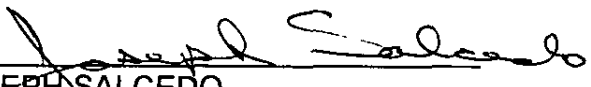
<u>Name</u>	<u>Address</u>
JOSEPH SALCEDO	5 Cadillac Place, Palm Coast, FL 32137

### **ARTICLE VIII. AMENDMENT**

These Articles of Incorporation may be amended in the manner provided by law.

**ARTICLE IX. REGISTERED AGENT AND OFFICE**

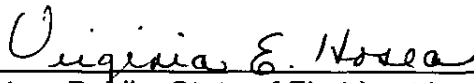
The registered agent and office for this corporation shall be B. PAUL KATZ, Atrium Suite, 1 Florida Park Drive South, Palm Coast, Florida 32137, to accept service of process within this State as to this corporation.

  
JOSEPH SALCEDO

STATE OF FLORIDA  
COUNTY OF FLAGLER

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared Joseph Salcedo, to me personally known to be the person described as incorporator in and who executed the foregoing Articles of Incorporation, and acknowledged before me that he subscribed to those Articles of Incorporation.

WITNESS my hand and official seal in the County and State named above this 8th day of August, 2007.

  
Notary Public, State of Florida at Large  
My commission expires:



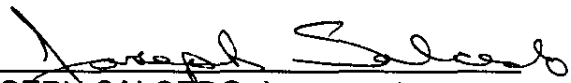
**Virginia E. Hosea**  
Commission # DD416370  
Expires June 8, 2009  
Bonded Troy Feltz - Insurance, Inc. 800-305-7019

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING  
AGENT UPON WHOM PROCESS MAY BE SERVED FOR  
CAPITAL REALTY AND MANAGEMENT CORP.**

**FILED**  
**07 AUG 10 12:51**  
**SECRETARY OF STATE**  
**TALLAHASSEE, FLORIDA**

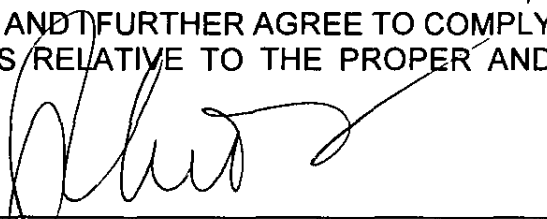
IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES,  
FOLLOWING IS SUBMITTED:

FIRST: THAT THE UNDERSIGNED INCORPORATOR, DESIRING TO ORGANIZE  
OR QUALIFY THE ABOVE REFERENCED CORPORATION UNDER THE LAWS OF THE  
STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT 5 CADILLAC  
PLACE, PALM COAST, FLORIDA, 32137, HAS NAMED B. PAUL KATZ, LOCATED AT  
B. PAUL KATZ PROFESSIONAL BUILDING, ATRIUM SUITE, 1 FLORIDA PARK DRIVE  
SOUTH, PALM COAST, FLORIDA, 32137, AS ITS REGISTERED AGENT AND  
OFFICER TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

  
JOSEPH SALCEDO, Incorporator

DATE: August 8, 2007

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.

  
B. PAUL KATZ, Registered Agent

DATE: August 8, 2007