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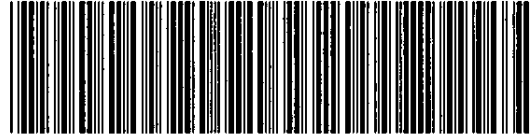
(Business Entity Name)

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TRANSMITTAL LETTER

August 10, 2015

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

SUBJECT: R. WAGNER HOLDINGS 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: Ted Mondun & Associates, Inc.
Name (Printed or typed)

6395 SW 40th Street
Address

Miami, FL 33155
City, State & Zip

305-667-8473
Daytime Telephone number

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

ARTICLES OF INCORPORATION

OF

R. WAGNER HOLDINGS INC

We, the undersigned, hereby execute these Articles of Incorporation 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 State of Florida providing for the formation, rights, privileges, immunities and liabilities of corporation for profit.

ARTICLE ONE

The name of the corporation is:

R. WAGNER HOLDINGS INC

ARTICLE TWO

The general nature of the business to be conducted shall be:

The corporation may engage in any activity or business permitted under the laws of the United States of America and the State of Florida, and additionally;

- (A) Real Estate Rental
- (B) To build, manage, promote, hold, develop, and in all other manner and form, buy and sell, lease or let, assign or deal with real estate, whether the same by improved or unimproved, and to construct thereon private single dwellings or multi-family structures and/or structures for commercial dwellings, multi-family structures or commercial structures; and, in addition thereto, to build, manage, promote, hold, develop, buy or sell personal or other forms of property, both real, personal and/or mixed, wherever situate.
- (C) To acquire by purchase, lease or otherwise, land and interest in lands, whether improved or unimproved, and to own, hold, improve, develop and manage any real estate so acquired; and to erect or cause to be erected on any lands owned, held or accepted by the corporation, buildings or other structures, public or private, with their appurtenances, and to manage, operate, lease, rent, rebuild, enlarge, alter or improve any buildings or other structures now or hereafter erected on any lands so owned, held or occupied, and to encumber or dispose of any lands or interests in lands, and any buildings or other structures at any time owned or held by the corporation. To buy, sell, mortgage, exchange, lease, hold for investment, or otherwise use and operate real estate of all kinds, improved or unimproved, and any right or interest therein.
- (D) To acquire by purchase, lease, manufacture or otherwise any personal property deemed necessary or

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useful in the equipment, furnishing, improvement, development or management of any property, real or personal, at any time owned, held, or occupied by the corporation, and to invest, trade and deal in any personal property deemed beneficial to the corporation, and to lease, rent, encumber or dispose of any personal property at any time owned or held by the corporation.

- (E) To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes and other evidences of indebtedness, and to execute such mortgages, transfers of corporation property or other instruments to secure the payment of corporate indebtedness as required.
- (F) To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of the capital stock of, 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, while owner of such stock, to exercise all the rights, powers and privileges of ownership, including the right to vote such stock.
- (G) To purchase the corporate assets of any other corporation and engage in the same or other character of business.
- (H) To enter into, make, perform and carry out contracts and agreements of every kind, for any lawful purpose, without limit as to amount, with any person, firm, association or corporation, and to transact any further and other business necessarily connected with the purposes of this corporation, or calculate to facilitate the same.
- (I) To carry on any or all of its operations and businesses and to promote its objects within the State of Florida or elsewhere, without restriction as to place or amount; and to have, use, exercise and enjoy all of the general powers of like corporations.
- (J) To do any or all of the things herein set forth 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, alone or in company with others, and to do and perform all such other things and acts as may be necessary, profitable or expedient in carrying on any of the business or acts above named.
- (K) The intention is that none of the objects and powers as hereinabove set forth, except where otherwise specified in the Article, shall be in anyway limited or restricted by reference to or inference from the terms of any other objects, power or clauses of this Article or any other Articles; but that the objects and powers specified in each of the clauses in this Article shall be regarded as independent objects and powers.

ARTICLE THREE

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is One Hundred Shares of common stock of \$1.00 par value.

ARTICLE FOUR

This corporation shall begin business with a capital of not less than One Hundred Dollars.

ARTICLE FIVE

This corporation shall have perpetual existence.

ARTICLE SIX

The initial street address of the principal office of this corporation shall be:

1512 Whitehall Drive Ste 306
Davie, FL 33324

The Board of Directors may, from time to time, designate such other post office address and place of the principal office of this corporation as it may see fit.

ARTICLE SEVEN

The number of directors of this corporation shall be as provided by the by-laws, but shall not be less than one in number nor more than seven and shall be one in number until otherwise fixed or changed by the by-laws.

ARTICLE EIGHT

The name and address of each subscriber to these Articles of Incorporation, and the number of shares of stock which each agrees to take are as follows:

Robert M. Wagner	1512 Whitehall Drive Ste 306 Davie, FL 33324	100 Shares
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ARTICLE NINE

The names and street addresses of the first Board of Directors who, subject to the provisions of the Articles of Incorporation, the by-laws of this corporation, and the laws of the State of Florida, shall hold office for the first year of the corporation's existence or until their successors are elected and have qualified, are as follows:

Robert M. Wagner	1512 Whitehall Drive Ste 306 Davie, FL 33324
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ARTICLE TEN

These Articles of Incorporation shall be effective upon filing with the Secretary of State.

ARTICLE ELEVEN


The address of the Registered Agent of the corporation shall be 1512 Whitehall Drive Ste 306, Davie, FL 33324, and the name of the Registered Agent shall be Robert M. Wagner, who maintains an office at the abovementioned address.

ARTICLE TWELVE

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders, and approved at a stockholders' meeting by (at least) a majority of the stockholders entitled to vote thereon, unless all of the stockholders sign a written statement manifesting their intention that a certain amendment to these Articles of Incorporation be made.

Robert. Way Jr

WITNESS my hand and seal in the County and State aforesaid on this 10th day of August, 2015

 **BARBARA ANN ERWIN**
Commission # FF 190679
Expires March 8, 2019
Bonded Thru Troy Fain Insurance 800-365-7018

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent in the State of Florida.

1. The name of the corporation is: R. WAGNER HOLDINGS INC
2. The name and address of the registered agent and office is:

Robert M. Wagner
1512 Whitehall Drive Ste 306
Davie, FL 33324

Signature: _____

Title: _____

Date: _____

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Signature: _____

Date: _____