



CORPORATION SERVICE COMPANY  
1201 Hays Street  
Tallahassee, FL 32301  
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 962004 127704A

AUTHORIZATION

COST LIMIT : \$ 78.75

ORDER DATE : January 18, 2016

ORDER TIME : 9:40 AM

ORDER NO. : 962004-005

CUSTOMER NO: 127704A

DOMESTIC FILING

NAME: TROPICAL RUSH. MLB, INC.

EFFECTIVE DATE:

☒ ARTICLES OF INCORPORATION  
☐ CERTIFICATE OF LIMITED PARTNERSHIP  
☐ ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

☐ CERTIFIED COPY  
☐ PLAIN STAMPED COPY  
☒ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Courtney Williams - EXT. 62935

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

## COVER LETTER

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

**SUBJECT:** \_\_\_\_\_  
(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

<input type="checkbox"/> \$78.75 Filing Fee & Certified Copy	<input type="checkbox"/> \$87.50 Filing Fee, Certified Copy & Certificate of Status
<b>ADDITIONAL COPY REQUIRED</b>	

**FROM:** TOM D. WALDRON, ESQ.  
Name (Printed or typed)

730 E Strawbridge Ave. #200  
Address

Melbourne, FL 32901  
City, State & Zip

321-725-7077  
Daytime Telephone number

tropicalrush@hawaii.m.com  
E-mail address: (to be used for future annual report notification)

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

ARTICLES OF INCORPORATION  
OF  
TROPICAL RUSH. MLB, INC.

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract under the laws of the State of Florida, hereby forms a corporation for profit under the laws of the State of Florida.

ARTICLE I - NAME

The name of this corporation is: Tropical Rush. MLB, Inc.

ARTICLE II - DURATION AND COMMENCEMENT

This corporation is to exist perpetually. The date when corporate existence shall commence shall be upon the filing of this instrument in the office of the Secretary of State.

ARTICLE III - PURPOSE

This corporation is organized for the following purposes:

To buy, sell, own, hold and operate real and personal property of all kinds. To engage in the development and sale of real estate, including single family and multi-family dwellings.

To buy and otherwise acquire, and to own, hold, sell, rent, lease, mortgage and otherwise convey and deal in and with real estate and personal property of every sort, kind and description.

To buy and otherwise acquire, and to sell, real estate and personal property of any and all kinds whatsoever, either for cash or on credit; to take and accept notes and mortgages and contracts for the security of any debts; to borrow money and otherwise obtain credit; to mortgage and otherwise pledge its real or personal property, or both, for the purpose of securing its indebtedness.

To subscribe for, purchase, or otherwise acquire, underwrite, obtain an interest in, own, hold, pledge, hypothecate, assign, deposit, create trusts with respect to, sell, exchange, or otherwise dispose of and generally deal in and with securities of every kind and description of any government, state, territory, district, municipality, or other political or governmental division or subdivision, body politic, corporation, association, partnership, firm, trustee, syndicate, individual, combination, organization, or entity whatsoever located in or organized under the laws of any part of the world, including (without limiting the generality of the foregoing) stocks, shares, voting trust certificates, bonds, mortgages, deeds of trust, debentures, notes, land trust certificates, warrants, rights, scrip, commercial paper, choses in action, evidences of indebtedness, certificates of interest, or other obligations or other securities of any nature howsoever evidenced; to acquire or become interested in any such securities by original subscription, underwriting, participation in syndicates, or otherwise and irrespective of whether or not such securities are fully paid or subject to further payments or assessments; and to exercise

SECRETARY OF STATE  
TAMM HALL  
TALLAHASSEE, FLORIDA

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any and all rights, powers, and privileges of individual ownership or interest in respect of any such securities, including the right to vote thereon and otherwise act with respect thereto, and to promote, manage, participate in, and act as agent for any underwriting, purchasing, or selling syndicate or group and otherwise to take part in and assist, in any legal matter, by guaranty or otherwise, the purchase, sale, or distribution of any such securities.

To purchase, or in any way acquire for investment or for sale or otherwise, any business, assets of a business, contracts for the purchase or sale of any business or the assets thereof, and any other property of any kind or any interest therein, whether such is a going concern or not, and as the consideration for same to pay cash or to issue the capital stock, debenture bonds, mortgage bonds, or other obligations of the corporation, and to sell, convey, lease, mortgage, deed in trust, or otherwise deal with all or any part of the property of the corporation; to make and obtain loans upon any business or the assets thereof in connection with the acquisition of such or continuing operation of the same, giving or taking evidences of indebtedness and securing the payment thereof by mortgage, trust deed, pledge or otherwise, and to enter into contracts to buy or sell any property, real or personal, to act as a consulting firm and provide managerial skills and expertise to any business, whether owned by the corporation or not; to render advice and assistance on any subject which, in the opinion of the Board of Directors of the corporation, the corporation and its personnel are qualified to render, and to receive compensation for or pay for the same in cash, stock or bonds or otherwise.

To manufacture, purchase or otherwise acquire and to own, mortgage, pledge, sell, assign, transfer, or otherwise dispose of, and invest, trade in, deal in and with, goods, wares, merchandise, food products, real and personal property, and services of every class, kind, and description, except that it is not to conduct a banking, safe deposit, trust, insurance, surety, express, railroad, canal, telegraph, telephone, or cemetery company, a building and loan association, fraternal benefit society, state fair or exposition.

To conduct business in, and 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 contract debts and borrow money, issue and sell or pledge bonds, debentures, notes and other evidence of indebtedness, and execute such mortgages, transfers of corporate property and/or other instruments to secure the payment of corporate indebtedness as required.

To purchase, or in any way acquire for investment or for sale or otherwise, lands, contracts for the purchase or sale of lands, buildings, condominiums, improvements, and any other real property of any kind or any interest therein, and as the consideration for same to pay cash or to issue the capital stock, debenture bonds, mortgage bonds, or other obligations of the corporation, and to sell, convey, lease, mortgage, deed of trust, turn to account, or otherwise deal with all or any part of the property of the corporation; to make and obtain loans upon real estate, improved or unimproved, and upon personal property, giving or evidences of indebtedness and securing the payment thereof by mortgage, trust deed, pledge or otherwise; and to enter into contracts to buy or sell any property, real or personal; to buy and sell mortgages, trust deeds, contracts, and evidences of indebtedness; to purchase or otherwise acquire, for the purpose of holding or disposing of the real or personal property of every kind and description, including the good will, stock, rights, and property of any person, firm, association, or corporation, paying for

the same in cash, stock, or bonds of this corporation; and to draw, make, accept, indorse, discount, execute, and issue promissory notes, bills of exchange, warrants, bonds, debentures, and other negotiable or transferable instruments, or obligations of the corporation, from time to time, for any of the objects or purposes of the corporation without restriction or limit as to amount.

To purchase the corporate assets of any other corporation and engage in the same or other 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 evidence 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 rights, powers and privileges of ownership, including the right to vote such stock.

To purchase, hold, sell, reissue and otherwise deal in its own capital stock, bonds, debentures and other forms or evidence of indebtedness and those of other persons, firms and corporations.

To engage in any and every other business, occupation, and enterprise, except banking, and to exercise any and all other powers and rights which are conferred upon or granted to corporations by the present existing laws of the State of Florida, or of the United States, or of other states and authorities anywhere or which may be granted to or conferred upon such corporation by any law or act of the State of Florida, or of the United States, or elsewhere, which may be hereafter enacted or adopted; and generally to do any and all such acts as may be necessary, proper or convenient in carrying out or to accomplish the general purposes for which said corporation is formed.

Without in anywise limiting the generality of the foregoing, to purchase, sell or otherwise deal in any manner whatsoever in any and all other property of any nature whatsoever customarily incident to or connected with any of the foregoing.

To have, exercise and enjoy all of the powers, general and special, of like corporations as now or hereafter may be provided by law, and to do and perform all such other acts and things as may be necessary, profitable or expedient in carrying on any of the businesses or acts above named or any business or acts auxiliary thereto or connected therewith.

To do each and everything necessary, suitable or proper for the accomplishment of any of the purposes, or the attainment of any one or more of the purposes or objects herein enumerated which shall at any time appear conducive or expedient for the protection or benefit of this corporation either as holders or parties interested in any property, and in general to carry on any business, it being the intention that the objects, purpose and powers specified and the clauses contained in this paragraph of this instrument shall be in no way be limited or restricted by reference to or inference from the terms of this or any other paragraph of this instrument, but that the objects, purposes and powers specified in each of the clauses of this paragraph shall be regarded as independent objects, purposes and powers.

#### ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue Six Thousand Five Hundred (6,500) shares of One.

and no/100 (\$1.00) Dollars each par value common stock.

#### ARTICLE V - PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata share (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

#### ARTICLE VI - PLACE OF BUSINESS

The initial post office address of, the principal office of this corporation in the State of Florida is: 307-309 Ocean Avenue Melbourne Beach, FL 32951.  
The corporation may maintain such other offices, both within and without the State of Florida, as the Board of Directors may from time to time determine.

#### ARTICLE VII - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is, 730 E. Strawbridge Ave., #200 Melbourne, Fl. 32901,(321) 725-7077, and the name of the initial registered agent of this corporation at that address is Tom D. Waldron, Attorney at Law.

#### ARTICLE VIII - INITIAL BOARD OF DIRECTORS

This corporation shall have two directors initially. The number of directors may be increased or diminished from time to time by the By-Laws, but shall never be less than one. The name and address of the initial directors of this corporation are:

NAME: Glen C. Lane ADDRESS: 132 Cardinal Drive, MelbourneBeach, FL 32951

NAME: Cecilia M. Nogueira Lane ADDRESS: 132 Cardinal Drive, MelbourneBeach, FL 32951

#### ARTICLE IX - INCORPORATORS

The name and address of the people signing these Articles of Incorporation are:

NAME: Glen C. Lane ADDRESS: 132 Cardinal Drive, MelbourneBeach, FL 32951

NAME: Cecilia M. Nogueira Lane ADDRESS: 132 Cardinal Drive, MelbourneBeach, FL 32951

#### ARTICLE X - BY-LAWS

The power to adopt, alter, amend or repeal By-Laws shall be

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CLERK OF DISTRICT COURT  
STATE OF FLORIDA

reserved to the Board of Directors.

ARTICLE XI - OFFICERS

The initial officers of this corporation shall be: Glen C. Lane as President, Cecilia M Nogueira Lane as Secretary, Treasurer, and Vice President and said officers shall hold office until his and her successor's are chosen by the Board of Directors and qualify.

IN WITNESS WHEREOF, the undersigned has made and subscribed to these articles of incorporation in Hawaii, Honolulu County,       , this 14th day of January, 2014.

X [Signature]  
Glen C. Lane  
President and Director

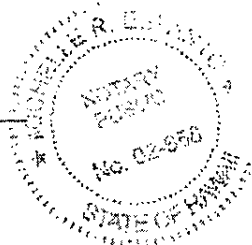
X [Signature]  
Cecilia M Nogueira Lane  
Vice President, Secretary, Treasurer and Director

STATE OF Hawaii  
COUNTY OF Honolulu

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, Glen C. Lane and Cecilia M Nogueira Lane to me known to be the person described as incorporator in and who executed the foregoing Articles of Incorporation, and acknowledged before me that being fully informed of the contents thereof, he and she subscribed to these Articles of Incorporation voluntarily on the day the same bears date.

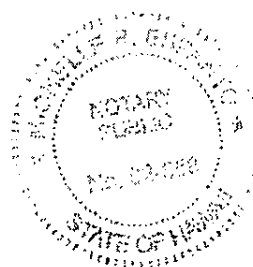
Witness my hand and official seal in the County and State named above this 14th day of January 2014.

[Signature]  
Notary Public  
My commission expires: 12/29/2018



NE  
NE

Document Date 01/14/2014 # Pages 6  
Notary Name: Michelle R. Espanto First Circuit  
Doc. Description: Articles of Incorporation  
of Tropical Rush M.B. Inc  
[Signature] 01/14/2014  
Notary Signature Date



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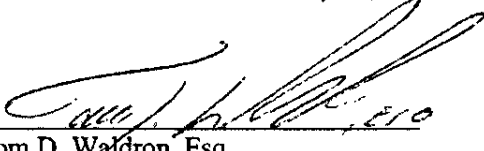
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ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT FOR TROPICAL RUSH.  
MLB, INC.

The undersigned, having been named in Article VII to accept service of process upon Tom D. Waldron, Attorney at Law, at the place designated in the foregoing Articles of Incorporation, does hereby accept to act in this capacity and agree to Comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping open said business.

The location of the registered office of said corporation is 730 E. Strawbridge Ave. #200, Melbourne, FL. 32901, Brevard County, Florida.

IN WITNESS WHEREOF, the name and seal of said resident agent is Brevard County, Florida, this 15 day of Jan 20 16.

X 

Tom D. Waldron, Esq.  
Registered Agent for  
Tropical Rush. MLB, Inc.

Subscribed and sworn to before me  
this 15 day of Jan 20 16.

  
Notary Public  
My commission expires:  **KELLY KEENE**  
MY COMMISSION # FF 010986  
EXPIRES: May 18, 2017  
Bonded thru Budget Notary Services

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CLERK OF CIRCUIT  
JUDICIAL CIRCUIT  
IN FLORIDA