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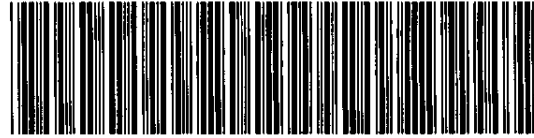
(Business Entity Name)

(Document Number)

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04/07/17--01013--005 **78.75

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17 APR -7 PM 1:26
SECRETARY OF STATE
TALLAHASSEE FLORIDA

COVER LETTER

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

SUBJECT: CURATORS REALTY, 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: Cephas S. Tardzer
Name (Printed or typed)
643 Koala Court
Address
Kissimmee, FL 34759-4220
City, State & Zip
(863) 313. 3133
Daytime Telephone number
tardzerc@yahoo.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**

CURATORS REALTY, INC.

In compliance with Chapter 607 and/or Chapter 621, F. S. (Revised)

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**SECRETARY OF STATE
TALLAHASSEE FLORIDA**

Article I. Name and Duration of Existence

The name of the corporation is Curators Realty, Inc. The corporation shall have perpetual existence.

Article II. Principal Place of Business

The principal place of business as well as the mailing address of the Corporation is 643 Koala Court, Kissimmee, FL 34759-4220.

Article III. Corporate Purpose

The Corporation is organized for the following purpose:

1. To acquire homes, buildings, and land in order to develop, sell, lease or otherwise engage in the business of owning and managing real estate for profit.
2. To acquire, hold, develop or lease real estate in any designated locations for its own use and to rent or lease out to other entities for residential purposes, training centers, offices, or storage facilities.
3. To acquire, hold, use, sell, assign, transfer, mortgage, pledge or otherwise dispose of shares of the capital stock of any bonds, securities, or evidence of indebtedness created by any other corporation or corporations organized under the laws of this state or any other state, country or government, and while the owner thereof to exercise all the rights, powers, and privileges of ownership.
4. To purchase, hold, sell, and transfer the shares of its own capital stock; provided, it shall not use its funds or property for the purchase of its own shares of capital stock when such use would cause any impairment of its operating capital; and provided further, that shares of its own capital stock belonging to it shall not be voted upon, directly or indirectly.
5. To guarantee, purchase, hold, sell, vote, assign, transfer, mortgage, pledge or otherwise dispose of shares of the capital stock of or any bonds, securities, or evidence of indebtedness created by any other corporation or corporations organized under the laws of Florida or any other state, country, nation or government.
6. To purchase or otherwise acquire and undertake all or any part of the business, property, and liabilities of any person or company, carrying on any kind of business that the corporation is authorized to carry on; to enter into partnership or any arrangement for

sharing profits, union of interest, reciprocal concessions, joint venture, or to cooperate with any person with which the corporation is authorized.

7. To acquire, own, mortgage, pledge, sell, assign, and transfer or otherwise dispose of, invest, trade, deal in, and deal with goods, wares and merchandise, and real and personal property of every class and description.

Article IV. Capital Stock

The Corporation is authorized to issue twenty thousand (20,000) shares of fifty dollars (\$50.00) par value common stock, which shall be designated "Common Shares."

Article V. Names and Titles of Initial Directors:

The Corporation shall initially have one (1) President and Treasurer, and one (1) Secretary. The number of Directors may be increased or decreased from time to time in accordance with the Bylaws, but shall never be fewer than two (2). The names, addresses, and titles of the initial directors of the Corporation are:

Godwin Ubido, President and Treasurer
643 Koala Court
Kissimmee, FL 34759-4220

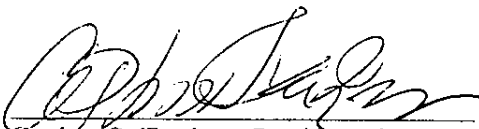
Cephas S. Tardzer, Secretary
643 Koala Court
Kissimmee, FL 34759-4220

Article VI. Registered Agent

The name of the Registered Agent and his Florida Street address is:

Cephas S. Tardzer
643 Koala Court
Kissimmee, FL 34759-4220

Having been named as registered agent to accept service of process for the above corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.


Cephas S. Tardzer, Registered Agent

04 / 04 / 2017
Date

Article VII. Preemptive Rights

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

Article VIII. Corporate Bylaws

The power to adopt, alter, amend, or repeal Bylaws not consistent with these Articles of Incorporation is vested in the Board of Directors of the Corporation.

Article IX. Affirmative Vote Requirement

The following acts of the corporation shall not be performed without the written consent or affirmative vote of at least two-thirds (2/3) of the issued and outstanding common stock of the Corporation:

- (1) Amendment of these Articles of incorporation
- (2) Amendment of the Bylaws of the Corporation
- (3) Increase in the capital stock of the Corporation
- (4) Voluntary bankruptcy of the Corporation
- (5) Dissolution of the Corporation
- (6) Change of preemptive rights in the corporate stock
- (7) Abolition of cumulative voting.

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Article X: Amendments of Articles

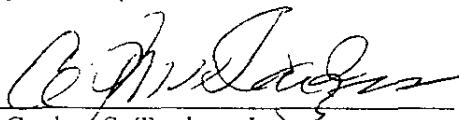
The corporation reserves the right to amend or repeal any provision contained in these Articles.

Article XI. Incorporator

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

Cephas S. Tardzer
643 Koala Court
Kissimmee, FL 34759-4220

I submit this document and affirm that the facts stated herein are true. I am aware that the false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.


Cephas S. Tardzer, Incorporator

04 / 04 / 2017
Date