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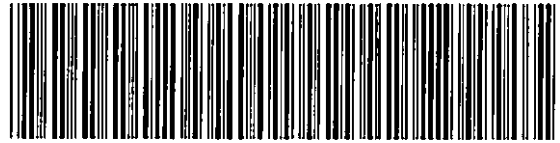
(Business Entity Name)

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**NEW FILING SECTION
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
P.O. Box 6327
Tallahassee, Florida 32314**

Dear Officer:

RE: ONCE GROUP ESTATE REALTY, Inc.

Please file the enclosed Articles of Incorporation and return the certified copy enclosed indicating the filing date and a Certificate of status. We enclosed a money order in the amount of \$87.50 for filing fees. If you need further assistance, please advice.

Thank You

FILED
APR 11 2007
TALLAHASSEE
FLORIDA

**ARTICLES OF INCORPORATION
OF
ONCE GROUP ESTATE REALTY, INC.**

The undersigned, acting as Incorporator(s) of a corporation under the Florida General Corporation Act, adopt(s) the following Articles of Incorporation for such corporation:

**ARTICLE I
NAME**

The name of the corporation is: ONCE GROUP ESTATE REALTY, INC.

**ARTICLE II
ADDRESS OF PRINCIPAL OFFICE**

7345 W. SAND LAKE RD. STE 317
ORLANDO, FLORIDA 32819

**ARTICLE III
MAILING ADDRESS**

7345 W. SAND LAKE RD. STE 317
ORLANDO, FLORIDA 32819

**ARTICLE IV
CAPITAL STOCK**

The corporation is authorized to issue the following number of shares of the following classes at the following par values:

No. Shares: 500	Class: common	Par Value: \$1.00
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**ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office, principal place of business and mailing address of this corporation is as follows:

7345 W. SAND LAKE RD. STE 317
ORLANDO, FLORIDA 32819

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**ARTICLE VI
INITIAL BOARD OF DIRECTORS**

The number of directors constituting the initial board of directors is Two (2). The number of directors may be increased or decreased from time to time in accordance with the bylaws but shall never be less than one(1). The names and addresses of the initial directors of the corporation are as follows:

Luis M. Lizarazo
7345 W. Sand Lake Rd. Ste. 317
Orlando, Florida 32819

Randy O. Morejon
7345 W. Sand Lake Rd. Ste. 317
Orlando, Florida 32819

**ARTICLE VII
INCORPORATOR(S)**

The name(s) and address of the incorporator(s) signing these Articles of Incorporation is:

Luis M. Lizarazo
7345 W. Sand Lake Rd. Ste 317
Orlando, Florida 32819

**ARTICLE VIII
BY LAW AMENDMENT**

The power to adopt, alter, amend or repeal the bylaws of this corporation shall be vested in the Board of Directors and the shareholders.

**ARTICLE IX
NATURE OF THE BUSINESS**

This corporation may engage in or transact any or all lawful activities or businesses, permitted under the laws of the United States, the State of Florida or any other State, country or territory or nation.

**ARTICLE X
INDEMNIFICATION**

The corporation shall indemnify any officer or director, or any former officer or director to the full extent permitted by law.

**ARTICLE XI
INFORMAL ACTION OF DIRECTORS**

If all the directors separately or collectively consent in writing to any action taken or to be taken by the corporation, and the writings evidencing their consent are filed with the

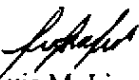
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Secretary of the corporation, the action shall be as valid as though it had been authorized at a meeting of the Board of Directors.


**ARTICLE XII
AMENDMENTS OF ARTICLES**

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned incorporator(s) has/have executed these Articles of Incorporation this 11Th. Day of June 2024


Luis M. Lizarazo
Incorporator

Having been named as registered agent for the above-stated corporation, 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 and I accept the duties and obligations of the Florida Statutes.


Luis M. Lizarazo
Registered Agent

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JUN 11 2024
TALLAHASSEE
FLORIDA

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/ REGISTERED OFFICE
OF
ONCE GROUP ESTATE REALTY, INC.**

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:

ONCE GROUP ESTATE REALTY, INC.

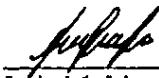
2. The name and address of the registered agent and office is:

Luis M. Lizarazo
7345 W. Sand Lake Rd. Ste 317
Orlando, Florida 32819



Registered Agent
Date: June 11, 2024

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 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 A REGISTERED AGENT.



Luis M. Lizarazo
Date: June 11, 2024

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JUN 11 2024
CLERK OF COURT
JUN 11 2024