

11/26/24, 2:17 PM

Division of Corporations

## Florida Department of State

Division of Corporations

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Division of Corporations  
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**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**LOBINSKY COMMERCIAL REAL ESTATE, INC.**

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$78.75

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2024 NOV 26 PM 2:45

FLORIDA DEPARTMENT OF STATE  
TALLAHASSEE, FL

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NOV 26 2024  
TALLAHASSEE, FL  
CLERK OF THE COURT

ARTICLES OF INCORPORATION  
OF  
LOBINSKY COMMERCIAL REAL ESTATE, INC.

ARTICLE I - NAME

The name of this Corporation is LOBINSKY COMMERCIAL REAL ESTATE, INC.

ARTICLE II - ADDRESS

The address of the principal office and mailing address of the corporation is.

2765 NE 14th Street, Suite 21  
Fort Lauderdale, FL 33304

ARTICLE III - DURATION

The Corporation shall have perpetual existence.

ARTICLE IV - PURPOSE

This Corporation is organized for the purpose of transacting any or all lawful business permitted under the laws of the United States and of the State of Florida.

ARTICLE V - CAPITAL STOCK

The aggregate number of shares which the Corporation shall have the authority to issue shall be 1,000 shares of ONE DOLLAR (\$1.00) par value voting common stock.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS AND BUSINESSES

ARTICLE VI EFFECTIVE DATE OF INCORPORATION

The effective date for incorporation shall be January 1, 2025.

ARTICLE VII - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation is 7200 NW 19<sup>th</sup> Street, Suite 202, Miami, Florida 33126 and the name of the initial registered agent of this Corporation at that address is Jesse T. Singer.

ARTICLE VIII - INITIAL BOARD OF DIRECTORS

This Corporation shall have ONE (1) director initially. The number of directors may be either increased or diminished from time to time by the by-laws but shall never be less than ONE (1). The name and address of the initial director of this Corporation is:

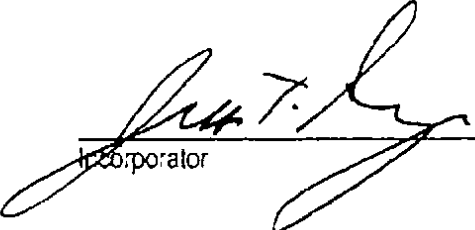
Deanna Lobinsky  
2765 NE 14th Street, Suite 21  
Fort Lauderdale, FL 33304

ARTICLE IX - INCORPORATOR

The name and address of the person signing these Articles is Jesse T. Singer:

7200 NW 19<sup>th</sup> Street  
Suite 202  
Miami, Florida 33126

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 26<sup>th</sup>  
day of November, 2024.

  
\_\_\_\_\_  
Incorporator

CERTIFICATE OF REGISTERED AGENT

OF

LOBINSKY COMMERCIAL REAL ESTATE, INC.

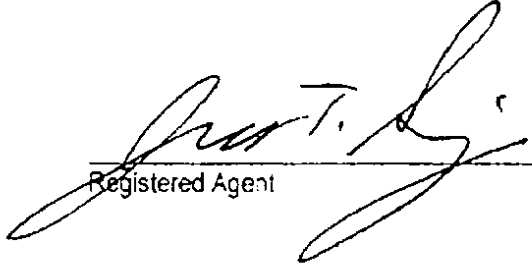
In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act.

That LOBINSKY COMMERCIAL REAL ESTATE, INC. desiring to organize under the laws of the State of Florida with its principal office as indicated in the Articles of Incorporation, at the City of Fort Lauderdale, County of Broward, State of Florida, has named Jesse T. Singer as its agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above-stated Corporation, at place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

Dated this 26 day of November, 2024.

  
\_\_\_\_\_  
Registered Agent