

**P95000022332**  
TRANSMITTAL LETTER

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

SUBJECT: SEIN REALTY CORP.  
(Proposed corporate name - must include suffix)

Enclosed is an original and one (1) copy of the articles of Incorporation and a check  
for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee  
& Certificate

☐ \$122.50  
Filing Fee  
& Certified Copy

☒ \$131.25  
Filing Fee,  
Certified Copy  
& Certificate

*ESJ*  
FROM: EUNICE SEIN JURADO  
Name (printed or typed)

101 Garland Circle  
Address

Palm Harbor Fl. 34683  
City, State & Zip

813-785-5863  
Daytime Telephone number

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

ARTICLES OF INCORPORATION  
OF  
SEIN REALTY CORP.

FILED  
SEPT 17 PM 1:17  
SECRETARY OF STATE  
TALLAHASSEE, FLA

ARTICLE I

NAME

The name of this corporation is SEIN REALTY CORP.

ARTICLE II

DURATION

This corporation shall have perpetual existence commencing on

ARTICLE III

PURPOSES

This corporation may engage in any activity or business permitted under the laws of the United States of America and of this State.

ARTICLE IV

CAPITAL STOCK

This corporation is authorized to issue One Thousand (1,000) shares of One Dollar (\$1.00) par value common stock.

ARTICLE V

PRINCIPAL OFFICE

The street address of the principal place of business of this corporation is 101 Garland Circle, Palm Harbor, Florida 34683-5171.

ARTICLE VI

REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of this corporation is 101 Garland Circle, Palm Harbor, Florida 34683-5171. The name of the initial Registered Agent of this corporation at that address is Eunice Sein Jurado.

ARTICLE VII

INITIAL BOARD OF DIRECTORS

This corporation shall have two (2) directors initially. The number of directors may be either increased or decreased from time to time as provided in the Bylaws but shall never be less than one (1). The name and address of the initial directors of this corporation are:

<u>NAME</u>	<u>ADDRESS</u>
Francisco R. Sein	101 Garland Circle Palm Harbor, Florida 34683-5171
Eunice Sein Jurado	101 Garland Circle Palm Harbor, Florida 34683-5171

ARTICLE VIII

INCORPORATOR

The name and address of the person signing these Articles of Incorporation is:

<u>NAME</u>	<u>ADDRESS</u>
Eunice Sein Jurado	101 Garland Circle Palm Harbor, Florida 34683-5171

## ARTICLE IX

### CUMULATIVE VOTING

In any election of directors by the shareholders, each shareholder of record entitled to vote shall have the right to cumulate his shares and to give one (1) candidate as many votes as shall equal the number of directors to be elected multiplied by the number of shares owned by such shareholder, or to distribute them on the same principle among as many candidates as he sees fit; provided, however, that notice shall be given by any shareholder to the President or a Vice President of the corporation not less than twenty-four (24) hours before the time fixed for the holding of the meeting for the election of directors that he intends to accumulate his votes at such election. This right to vote cumulatively shall not be further restricted or qualified by any provision in the Bylaws of the corporation.

## ARTICLE X

### PREEMPTIVE RIGHTS

Each shareholder of this corporation shall have the first right to purchase shares (and securities convertible into shares) of any class, kind or series of stock in this corporation that may from time to time be issued (whether or not presently authorized), including shares from the treasury of this corporation, in the ratio that the number of shares he holds at the time of issue bears to the total number of shares outstanding, exclusive of treasury shares. This right shall be deemed waived by any shareholder who does not exercise it and pay for the shares preempted within thirty

(30) days of receipt of a notice in writing from the corporation stating the prices, terms and conditions of the issue of shares and inviting him to exercise his preemptive rights. This right may also be waived by affirmative written waiver submitted by the shareholder to the corporation within thirty (30) days of receipt of notice from the corporation.

#### ARTICLE XI

##### INDEMNIFICATION

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

#### ARTICLE XII

##### LONG-TERM EMPLOYMENT CONTRACT

The Board of Directors may authorize the corporation to enter into employment contracts with any executive officer for periods longer than one year, and any Article or Bylaw provision for annual election shall be without prejudice to the contract rights, if any, of the executive officer under such contracts.

#### ARTICLE XIII

##### BYLAWS

The initial Bylaws shall be adopted by the Board of Directors. The power to alter, amend, or repeal the Bylaws or adopt new Bylaws is vested in the Board of Directors, subject to repeal or change by action of the shareholders.

ARTICLE XIV

AMENDMENT

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

IN WITNESS WHEREOF, the undersigned executes these Articles of Incorporation this 15 day of MARCH, 1995.

INCORPORATOR

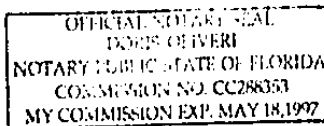
*Ernie Lee Judo*

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing Articles of Incorporation were acknowledged before me this 15 day of march, 1995, by  
, who is personally known to me or who has presented a Florida Driver's License as identification.

*Mr. Oliveri*

NOTARY PUBLIC-STATE OF FLORIDA  
My Commission Expires: CC 288357  
My Commission Number: May 18 1997



CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING  
AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with Section 48.091, Florida Statutes,  
following is submitted:

NAME OF CORPORATION: SEIN REALTY CORP.

REGISTERED OFFICE ADDRESS: 101 Garland Circle  
Palm Harbor, Florida 34683-5171

REGISTERED AGENT: EUNICE SEIN JURADO

The above corporation at its listed Registered Office address  
hereby names the individual listed above as its agent to accept  
service of process within the State of Florida.

DATED the 15 day of march, 1995.

*Eunice Sein Jurado*  
Incorporator

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  
provisions of all statutes relative to the proper and complete  
performance of my duties.

*Eunice Sein Jurado*  
Registered Agent

FILED  
MAR 16 PM 1:11  
CLERK OF DISTRICT COURT  
JUDICIAL CIRCUIT IN AND FOR  
THE SEVENTH JUDICIAL CIRCUIT  
PALM HARBOR, FLORIDA

P95000022332

November 29, 1995

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

3000001658093  
-12/08/95--01094--004  
\*\*\*\*\*87.50 \*\*\*\*\*87.50

RE: Corporation No. P 95000022332

Gentlemen:

We are including check No. 107 for the amount of \$87.50 covering the filing fee for the articles of amendment (\$35) and certified copies of the amendment (\$52.50), for the above-mentioned corporation.

Any further information should be addressed to the following address: 1473 Riverdale Dr., Oldsmar, FL 34677. If you need to contact us on the phone you may call at (813) 785-5863 or (813) 771-9268.

Cordially yours,

*Marta Sein Coll*

Marta Sein Coll  
Vice-President  
Coll-Sein Realty Corp.,  
former Sein Realty Corp.

SH DEC 13 1995

*Amend.  
+ NC*

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
95 DEC -8 PM 3:35



**ARTICLES OF AMENDMENT  
TO  
ARTICLES OF INCORPORATION  
OF**

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
95 DEC -8 PM 3:35

SEIN REALTY CORP.

(present name)

*Pursuant to the provisions of section 607.1006, Florida Statutes, this corporation adopts the following articles of amendment to its articles of incorporation:*

**FIRST: Amendment(s) adopted:**

Article I is hereby amended as follows:

"The name of the corporation shall be Coll-Sein Realty Corp."

Article V is hereby amended as follows:

"The principal place of business of this corporation is amended as follows:

1473 Riverdale Dr.  
Oldsmar, FL 34677"

Article VII is hereby amended as follows:

"The name and address of the new Directors of this corporation are:

Daniel Coll, Jr.

1473 Riverdale Dr.  
Oldsmar, Fl 34677

Marta Sein Coll

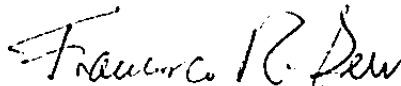
1473 Riverdale Dr.  
Oldsmar, FL 34677"

**SECOND:** The date of each amendment's adoption was November 29, 1995.

**THIRD:** In witness thereof, the undersigned executes these amendments to the Articles of Incorporation, this day of November 29, 1995.



Eunice Sein Jurado  
Director/Chairman/Incorporator



Francisco R. Sein  
Director/Vice-Chairman

**FOURTH: Adoption of Amendment(s) (CHECK ONE)**

☐ The amendment(s) was/were approved by the shareholders. The number of votes cast for the amendment(s) was/were sufficient for approval.

☐ The amendment(s) was/were approved by the shareholders through voting groups.  
*The following statement must be separately provided for each voting group entitled to vote separately on the amendment(s):*

"The number of votes cast for the amendment(s) was/were  
sufficient for approval by \_\_\_\_\_"  
voting group

☒ The amendment(s) was/were adopted by the board of directors without shareholder action and shareholder action was not required.

☐ The amendment(s) was/were adopted by the incorporators without shareholder action and shareholder action was not required.

Signed this day 29th of November, 1995.

Signature Eunice Seín Jurado  
(By the Chairman or Vice Chairman of the Board of Directors, President or other officer if adopted by the shareholders)

OR

(By a director if adopted by the directors)

OR

(By an incorporator if adopted by the incorporators)

\_\_\_\_\_  
Typed or printed name  
EUNICE SEIN JURADO

DIRECTOR / CHAIRMAN / INCORPORATOR

\_\_\_\_\_  
Title

**COLL-SEIN REALTY CORP.**

**P.O. Box 270**

**Oldsmar, FL 34677**

*P95000022332*

April 28, 1997

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

RECEIVED  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA  
APR 29 1997

**SUBJECT: ARTICLES OF AMENDMENT  
COLL-SEIN REALTY CORP. NAME CHANGE**

Gentlemen:

Enclosed is the Articles of Amendment and a check for \$87.50 for the filing fee and a certified copy of the amendment.

The new name shall be: **Coll-Sein Properties Corp.** We are changing the name because we did not realize that the word "Realty" in the name implies that the Corporation is a Real Estate brokerage firm.

You may return the certified copy to:

MARTA SEIN COLL  
Secretary/Treasurer  
Coll-Sein Realty Corp.  
P.O. Box 270  
Oldsmar, FL 34677  
(813) 786-8459

OR

Marta Sein Coll  
1473 Riverdale Dr.  
Oldsmar, FL 34677  
(813) 771-9268

*Daniel  
Verified he is  
also Director.*

*5/8/97*  
FILED  
97 MAY -1 PM 1:24  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

I am also including the "Statement of Change of Registered Agent" and the "Certificate Designating New Registered Agent" dated April 26, 1996. I found them in my file and I was not sure if I had mailed them to you last year. The change was informed last year with the 1996 Profit Corporation Annual Report and appeared already made in the 1997 Profit Corporation Annual Report.

If you have any questions or different instructions, please let me know.

Cordially,

*Marta Sein Coll*

Marta Sein Coll  
Secretary/Treasurer  
Enclosures

*Name Change  
5/8/97*

**ARTICLES OF AMENDMENT  
TO  
ARTICLES OF INCORPORATION  
OF**

COLL-SEIN REALTY CORP.

(present name)

*Pursuant to the provisions of section 607.1006, Florida Statutes, this Florida profit corporation adopts the following articles of amendment to its articles of incorporation:*

**FIRST:** Amendment(s) adopted: (indicate article number(s) being amended, added or deleted)

*ARTICLE I is hereby amended as follows:*

*"The name of this corporation is Coll-Sein Properties, Inc."*

FILED  
97 MAY -1 PM 1:24  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**SECOND:** If an amendment provides for an exchange, reclassification or cancellation of issued shares, provisions for implementing the amendment if not contained in the amendment itself, are as follows:

THIRD: The date of each amendment's adoption: April 28, 1997

FOURTH: Adoption of Amendment(s) (CHECK ONE)

- ☐ The amendment(s) was/were approved by the shareholders. The number of votes cast for the amendment(s) was/were sufficient for approval.
- ☐ The amendment(s) was/were approved by the shareholders through voting groups. *The following statement must be separately provided for each voting group entitled to vote separately on the amendment(s):*

"The number of votes cast for the amendment(s) was/were sufficient for approval by \_\_\_\_\_,"  
voting group

- ☒ The amendment(s) was/were adopted by the board of directors without shareholder action and shareholder action was not required.
- ☐ The amendment(s) was/were adopted by the incorporators without shareholder action and shareholder action was not required.

Signed this day 28th of April, 19 97

Signature

[Signature] - PRESIDENT  
(By the Chairman or Vice Chairman of the Board of Directors, President or other officer if adopted by the shareholders)

OR

(By a director if adopted by the directors)

OR

(By an incorporator if adopted by the incorporators)

DANIEL COLL, JR.

Typed or printed name

PRESIDENT / DIRECTOR

Title