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TRANSMITTAL LETTER

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

FILED  
SECRETARY OF STATE  
55 FEB 21 PM 2:35

SUBJECT: Florida East Coast Properties, Inc.  
(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

FROM: Stanley J. Solomon  
Name (printed or typed)

3511 S. Peninsula Drive  
Address

Daytona Beach FL 32127  
City, State & Zip

(904) 761-5733  
Daytime Telephone number

700001438227  
-03/23/95--01082--011  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

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



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

March 24, 1995

STANLEY J. SOLOMON  
3511 S. PENINSULA DR.  
DAYTONA BEACH, FL 32127

SUBJECT: FLORIDA EAST COAST PROPERTIES, INC.  
Ref. Number: W95000006532

We have received your document for FLORIDA EAST COAST PROPERTIES, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent and registered office listed in your articles of incorporation must be consistent throughout the document.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6931.

Steven Godfrey  
Corporate Specialist

Letter Number: 695A00013370

**ARTICLES OF INCORPORATION  
OF  
FLORIDA EAST COAST PROPERTIES, INC.**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned incorporators have associated themselves together, for the purpose of forming a body corporate under and by virtue of the laws of the State of Florida, and especially under and by virtue of Chapter 607, Florida Statutes, for the transaction of business with and under the following charter:

**ARTICLE I**

The name of the Corporation shall be:

**FLORIDA EAST COAST PROPERTIES, INC.**

**ARTICLE II**

The general nature of the business to be transacted by this corporation shall be:

- (a) Purchase and Sale of real property.
- (b) Building Construction.
- (c) To acquire by purchase or otherwise, to own and possess, any real or personal property, of any nature or kind, wheresoever situated, and any interest in or right appertaining to any of such property; to hold, use, improve, develop, deal in and operate any of such property, or interest therein, or right thereto, or any part thereof; to buy, lease or otherwise acquire and to construct and erect buildings and structures in and upon lands owned either by this corporation or by any other persons or corporations, for any use or purpose, and to maintain, improve, rebuild, enlarge or alter buildings or other improvements on any of such property, or any part thereof; to sell, lease, mortgage, pledge or otherwise dispose of all or any part of such property, or any rights or interest therein or thereto appertaining; and generally, to deal with and act in relation to such property in any and every way;
- (d) To purchase or otherwise acquire promissory notes, indebtedness, real estate mortgages and chattel mortgages, and to hold dispose of, and deal in and manage any of such property;
- (e) To deal in, manufacture, process, fabricate, buy and sell any and all kinds of metals, woods and personal property, and to act as agent, jobber, commission merchant, broker, wholesaler and/or retailer thereof;
- (f) To purchase or otherwise acquire the whole or any part of the property, assets, good will, rights and business, and to undertake or assume the whole or any part of the bonds, mortgages, franchises, leases, contracts, indebtedness, guarantees,

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liabilities and obligations of any person, firm, association, corporation or organization; and to pay for the same, or any part of combination thereof, in cash, shares of the capital stock, bonds, debentures, notes or other obligations of the corporation, or otherwise, or by undertaking or assuming the whole or any of the liabilities or obligations of the transferor; and to hold, or in any manner dispose of, the whole or any part of the property and assets so acquired, and to exercise all of the powers necessary or convenient in and about the conduct, management and carrying on of such business;

(g) To borrow or raise money for any of its purposes without limit as to amount; and to make, execute, issue and endorse bonds, debentures, promissory notes or other obligations or evidences of indebtedness, of any nature and in any manner, whether secured or unsecured, for monies so borrowed, or in payment of property acquired, or for any of the objects or purposes of the corporation; and to secure the payment of the principal and interest of any such obligations by mortgage, pledge, deed, indenture, agreement, instrument of trust, lien upon, assignment of, or agreement in respect to all or any part of the property, real, or personal, of the corporation, or of all or any of its rights or interests therein, wheresoever situated and whether at the time owned or thereafter acquired; and to discount notes of the corporation for its corporate purposes;

(h) To buy, sell, hold and reissue the stocks and bonds or other securities of this corporation, insofar as the same is permitted by law; to enter into, make, perform, and carry out contracts of every sort and kind which may be necessary or convenient for the business of this corporation, or business of a similar nature, with any person, firm, corporation, private, public or municipal body politic under the government of the United States, or any state, territory or colony thereof, or any foreign government, so far as and to the extent that the same may be done and performed by corporations organized under the stock corporation law;

(i) To do any and all things necessary, suitable, convenient, or proper for, or in connection with, or incidental to, the accomplishment of any one or more of the objects, herein enumerated; or designed, directly or indirectly, to promote the interests of the corporation, or to enhance the value of any of its property or business;

(j) To carry on business at any place or places within the jurisdiction of the United States, and in any and all foreign countries; to do any and everything necessary, suitable or proper for the accomplishment of any of the purpose, the attainment of any of the objects or the furtherance of any of the powers hereinbefore set forth, either alone or in connection with other corporations, firms or individuals, and either as principal or agent, and to do every other act or acts, thing or things incidental or appurtenant to or growing out of or connected with the aforesaid objects,

purposes, or powers, or any of them;

(k) To engage in any other business, or do any and all acts and things incident to or which to the Board of Directors may be deemed necessary to the carrying out or the success of any business outlined above; and to engage in any and every lawful business whatsoever, whether herein mentioned or not.

#### ARTICLE III

The maximum number of shares of stock that the corporation is authorized to have outstanding at any one time is: 100 shares of common stock without par value.

#### ARTICLE IV

The amount of capital stock, in lawful money of the United States, or in property, with which this corporation shall begin business shall be the sum of Five Hundred and no/100 (\$500.00) Dollars or more.

#### ARTICLE V

This corporation shall have perpetual existence.

#### ARTICLE VI

The initial street address of the principal office of this Corporation in the State of Florida is: 3511 South Peninsula Drive, Daytona Beach, Florida 32127. The Board of Directors may, from time to time move the principal office to any other address in the State of Florida.

#### ARTICLE VII

The Board of Directors of this corporation shall be any number not less than one (1), fixed from time to time by the By-Laws of the corporation.

#### ARTICLE VIII

The names and street addresses of the members of the first Board of Directors are:

Z. STANLEY SZARAPKA  
4901 S. ATLANTIC AVE.  
PONCE INLET, FL. 32127

#### ARTICLE IX

The names and street addresses of each subscriber to these Articles of Incorporation are:

Z. STANLEY SZARAPKA  
4901 S. ATLANTIC AVE.  
PONCE INLET, FL. 32127

#### ARTICLE X

The following provisions are made for the regulation of the business and the conduct of the affairs of the corporation, and to create, divide, limit and regulate the powers of the officers, the directors, and the stockholders of the corporation, to-wit:

(a) General authority is hereby conferred upon the Board of Directors of this corporation to promulgate and adopt By-Laws for this corporation, and fix and determine the consideration to be paid for all stock subscribed subsequent hereto.

(b) The general supervision of the activity of the corporation and the acts of the officers shall be under the Board of Directors, which Board shall have the power and authority to adopt and follow up a policy of dealing for said corporation.

(c) All officers and agents shall be chosen in such manner, hold their offices for such terms and have such powers and duties as may be prescribed by the By-Laws of this corporation, or determined by the Board of Directors.

#### ARTICLE XI

Any meeting of the stockholders or the directors of this corporation may be held within or without the State of Florida; directors and officers of the corporation shall not be required to be stockholders.

#### ARTICLE XII

Any and all shares of stock issued by this corporation shall be fully paid and non-assessable.

#### ARTICLE XIII

The directors of this corporation shall be elected at the annual meeting of the stockholders of this corporation, the time and place of holding said meeting to be provided for by the By-Laws of the corporation, and each director shall be elected by the plurality of votes cast at such election; provided, however, that upon a vacancy occurring in the Board of Directors, by resignation or otherwise, said vacancy shall, until the next annual meeting of the stockholders, be filled by the directors remaining in office.

#### ARTICLE XIV

The holders of the shares of common stock issued by this

corporation shall have all the rights and powers which are usually incident or appertain to the holders of the common stock of a corporation organized under the laws of the State of Florida, except as otherwise provided in these Articles of Incorporation. Upon the payment of the consideration fixed for the issuance and disposition of the common stock of this corporation, such stock shall be fully paid and non-assessable.

#### ARTICLE XV

No contract or other transaction between the corporation and any other corporation, in the absence of fraud, shall be affected or invalidated by the fact that any one or more of the Directors of the corporation is or are interested in, or a Director or Officer, or are Directors or Officers, of such other corporation, and any Director or Directors, individually or jointly, may be party or parties to, or may be interested in any such contract or transaction of the Corporation, or in which the corporation is interested, and no contract, act or transaction, in the absence of fraud, shall be affected or invalidated by the fact that any Director or Directors of the corporation is a party or parties to or interested in such contract, act or transaction, or in any way connected with such person or persons, firm or corporation, and each and every person who may become a Director of the corporation is hereby relieved from any liability that might otherwise exist from his contracting with the corporation for the benefit of himself or any firm, association or corporation, in which he may be in any way interested. Any Directors of the corporation may vote upon any contract or other transaction between the corporation and any subsidiary or controlled corporation without regard to the fact that his is also a Director of such subsidiary or controlled corporation.

#### ARTICLE XVI

The corporation reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation, in the manner now or hereafter prescribed by statute and all rights conferred upon stockholders herein are granted subject to this

r e s e r v a t i o n .

#### ARTICLE XVII

The corporation has the power, at its option, to purchase and acquire any and all of its shares owned and held by such stockholder or stockholders as should desire to sell, transfer, or otherwise dispose of their shares, in accordance with the By-Laws adopted by the stockholders of this corporation provided, however, the capital of the corporation is not impaired.

#### ARTICLE XVIII

The corporation shall have the power to enter into, for the benefit of its employees, one or more of the following:  
(1) Pension Trust (2) a Profit Sharing Trust (3) Stock Option Plan (4) other retirement or incentive compensation plans and (5) Employment Contracts or Agreements.

ARTICLE XIX

The street address of the initial registered office of this corporation is 3511 South Peninsula Drive, Daytona Beach, Volusia County, Florida and the name of the initial registered agent of this corporation at that address is Z. STANLEY SZARAPKA.

IN WITNESS WHEREOF, the subscribers have hereunto set their hands and seals the 15<sup>th</sup> day of March, 1995.

Signed, sealed and delivered  
in the presence of:

Stanley J. Solomon  
Karen D. Parker

Z. Stanley Szarapka  
Z. STANLEY SZARAPKA

STATE OF Florida  
COUNTY OF Volusia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the county aforesaid to take acknowledgments, personally appeared Z. STANLEY SZARAPKA, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same and produced Personal Knowledge as identification and who did (did not) take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state last aforesaid, this 15<sup>th</sup> day of March, 1995.



STANLEY J. SOLOMON  
MY COMMISSION # CC 201377 EXPIRES  
June 19, 1996  
BONDED THRU TROY FAIR INSURANCE, INC.

Stanley J. Solomon  
NOTARY SIGNATURE

Stanley J. Solomon  
PRINTED NOTARY SIGNATURE  
MY COMMISSION EXPIRES:

CERTIFICATE OF REGISTERED AGENT

IN PURSUANCE of Chapter 48.091 of the Florida Statutes, the following is submitted in compliance with said Act:

FLORIDA EAST COAST PROPERTIES, INC. desiring to organize under the State of Florida with its principal office, as indicated in the Articles of Incorporation, at Daytona Beach, Volusia County, Florida, has named Z. STANLEY SZARAPKA, located at 3511 So. Peninsula Drive, Daytona Beach, FL 32127, as its agent to accept service of process within this state.

ACKNOWLEDGEMENT:

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 said Act, relative to keeping said office open.

  
Z. STANLEY SZARAPKA

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CLERK OF COURT  
DAYTONA BEACH, FLORIDA