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FLORIDA DIVISION OF CORPORATIONS

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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.

NAME: C.F.S. LAND COMPANY FAX AUDIT NUMBER: H95000004186

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*[Signature]*  
4/13

SECRETARY OF STATE

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APR 13 1995  
CLERK OF COURT  
HALL COUNTY, FLORIDA

# **ARTICLES OF INCORPORATION**

## **OF**

### **C.F.S. LAND COMPANY**

THE UNDERSIGNED, has executed the following document as incorporator of the above named corporation, a corporation organized under the laws of the State of Florida, and all rights, duties and obligations of the undersigned as incorporator, and those of the corporation, are to be determined in accordance with the laws of the State of Florida.

#### **ARTICLE I**

The name of the corporation shall be: C.F.S. Land Company.

#### **ARTICLE II**

This corporation shall commence existence upon the filing of these Articles of Incorporation by the Department of State, State of Florida, and shall have perpetual existence.

#### **ARTICLE III**

The specific nature of the business and objects and purposes proposed to be transacted and carried on by this corporation are do any and all of the things mentioned, as fully and to the same extent as natural persons might do, viz:

- (1) Transact any and all lawful business.
- (2) Said corporation shall further have powers:
  - To have perpetual succession by its corporate name.
  - To sue and be sued, complain, and defend in its corporate name in all actions or proceedings.
  - To have a corporate seal, which may be altered at pleasure, and to use the same by causing it, or a facsimile thereof, to be impressed, affixed, or in any other manner reproduced.
  - To purchase, take, receive, lease, or otherwise acquire, own, hold, improve, use, and otherwise deal in and with real or personal property or any interest therein, wherever situated.
  - To convey, mortgage, pledge, create a security interest in, lease, exchange, transfer, and otherwise dispose of all or any part of its property and assets.
  - To loan money to, and use its credit to assist its officers and employees in accordance with Florida Statutes, Chapter 607.141.
  - To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge, or otherwise dispose of, and otherwise use and deal in and with, shares or other interests in, or obligations of, other domestic or foreign corporations, associations, partnerships, or individual, or direct or indirect obligations of the United States or of any other government, state, territory, governmental district or municipality, or of any instrumentality thereof.
  - To engage in any business related to land acquisition.
  - To make contracts and guarantees and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds and other obligations, and secure any of its obligations by mortgage or pledge of all or any of its property, franchises, and income.
  - To loan money for its corporate purposes, invest and reinvest its funds, and to take and hold real and personal property as security for the payment of funds so loaned or invested.

This instrument prepared by:  
Ariel Poplack, Esq.  
V.L. Bar No. 578376  
4700-B Sheridan Street  
Hollywood, FL 33021

305-967-8400

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To conduct its business, carry on its operations, and have offices and exercise the powers granted by this act within or without this state;  
 To select or appoint officers and agents of the corporation and define their duties and fix their compensation;  
 To make and alter by-laws, not inconsistent with its articles of incorporation or with the laws of this state, for the administration of the corporation;  
 To make donations for the public welfare or for charitable, scientific or educational purposes;  
 To transact any lawful business which the Board of Directors shall find will be in aid of governmental policy;  
 To pay pensions and establish pension plans, profit sharing plans, stock bonus plans, stock option plans and any other incentive plans for any and all of its directors, officers and employees and for any or all of the directors, officers and employees of its subsidiaries;  
 To be a promoter, incorporator, partner, member, associate or manager of any corporation, partnership, joint venture, trust or other enterprise;  
 To have and exercise all powers necessary or convenient to effect its purposes;  
 To indemnify any person who by reason of the fact that he is or was a director, officer, employee or agent of the corporation to the full extent as permitted by Florida Statutes, Chapter 607.014.

#### ARTICLE IV

The aggregate number of shares which this corporation shall have authority to issue is the total sum of 100 shares, having an individual par value of \$1.00.

Unless otherwise stated in these articles, or in an amendment to these articles, there shall be only one (1) class of stock of this corporation.

#### ARTICLE V

The street address of the initial registered office and name of the initial Registered Agent of this corporation shall be:

Ariel Poplack, Esq.  
 4700-B Sheridan Street  
 Hollywood, FL 33021

By: 

#### ARTICLE VI

The initial Board of Directors shall consist of a total of 1 person(s), and the name and address of the person(s) who shall serve as an initial director(s) is:

Title	Name	Address
President/Director	Richard Waterhouse	38760 S.W. 212 Ave. Miami, FL 33034

#### ARTICLE VII

The street address of the principal place of business is:

38760 S.W. 212th Avenue  
 Miami, FL 33034

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ARTICLE VIII

The name and address of the incorporator executing these articles of incorporation is:

Richard Waterhouse  
38700 S.W. 212th Avenue  
Miami, FL 33034

IN WITNESS WHEREOF, the undersigned incorporator has executed these articles of incorporation this 7th day of April, 1995.

Richard Waterhouse  
Richard Waterhouse

STATE OF FLORIDA  
COUNTY OF DADE

THE FOREGOING INSTRUMENT was acknowledged before me this 7th day of April, 1995 by Richard Waterhouse, who is personally known to me OR has produced their FLORIDA DRIVER'S LICENSE as identification.

Richard Waterhouse  
printed name  
Notary Public, State of Florida  
Commission No. \_\_\_\_\_ my commission expires:



A. POPLACH  
My Commission 00487014  
Expires Nov. 01, 1998  
Bonded By F&B  
000-420-1000

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

Pursuant to Florida Statutes, Chapter 48.091, the following is submitted, in compliance with said act:

FIRST - That C.F.S. Land Company, desiring to organize under the laws of the State of Florida with its Registered Office, as indicated in the articles of incorporation at the City of Miami, County of Dade, State of Florida, has named Ariel Poplack, Esq. located at 4700-B Sheridan Street, Hollywood, FL 33021, as its registered agent to accept service of process within this State.

**ACKNOWLEDGEMENT: (MUST BE SIGNED BY REGISTERED AGENT)**

Having been named to accept service of process for the above stated corporation, at the 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 open said office.

  
Ariel Poplack

FILED  
95 APR 13 AM 11:35  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

This instrument prepared by:  
Ariel Poplack, Esq.  
FL Bar No. 578576  
4700-B Sheridan Street  
Hollywood, FL 33021

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