

6201 HAYS STREET
TALLAHASSEE, FL 32309
904 222 9070
904 222 0191 FAX

800-342-8086



195000044413

ACCOUNT NO. : 0721000000032

REFERENCE : 612330 81409A

AUTHORIZATION :

COST LIMIT : 0 PREPAID

ORDER DATE : June 8, 1995

ORDER TIME : 11:50 AM

ORDER NO. : 612330

CUSTOMER NO: 81409A

CUSTOMER: Christopher C. Cathcart, Esq
CHRISTOPHER C. CATHCART, ESQ.

330 N. Broadway Avenue
Orlando, FL 32803

JUN 6 1995. BSB

DOMESTIC FILING

NAME: CENTURY 21 ALL-STAR REALTY,
INC.

XX ARTICLES OF INCORPORATION
____ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
____ PLAIN STAMPED COPY
____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Andrea C. Mabry

EXAMINER'S INITIALS: _____

RECEIVED
95 JUN -8 PM 12:54
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA
FILED
95 JUN -8 PM 3:56

ARTICLES OF INCORPORATION

FILED

OF

95 JUN -8 PM 3:56

CENTURY 21 ALL-STAR REALTY, INC. SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporators to these Articles of Incorporation, each a natural person competent to contract hereby associate themselves together to form a corporation under the laws of the State of Florida.

ARTICLE I. NAME AND PRINCIPAL OFFICE.

The name of the corporation is CENTURY 21 ALL-STAR REALTY, INC. and its principal office is located at 330 N. Broadway Avenue, Orlando, FL 32803.

ARTICLE II. NATURE OF BUSINESS.

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

To manufacture, purchase, or otherwise acquire, and to own, mortgage, pledge, assign, transfer, or otherwise dispose of, and to invest in, trade in, deal in and with, goods, wares, merchandise, real and personal property, and services, of every class, kind and description;

To conduct business in, have one or more offices in, and buy, hold, mortgage, sell, convey, lease or otherwise dispose of real and personal property, including franchises, patents, copyrights, trademarks, and licenses, in the State of Florida and in all other states and countries;

To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes, and other evidences of indebtedness, and

execute such mortgages, transfers or corporate property, or other instruments to secure the payment of corporate indebtedness as required;

To purchase the corporate assets of any other corporation and engage in the same or other character of business;

To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of the capital stock of, or any bonds, securities, or other evidences of indebtedness created by any other corporation of the State of Florida or any other state or government, and while owner of such stock to exercise all the rights, powers, and privileges of ownership, including the right to vote such stock; and

To transact any and all lawful business for which corporations may be incorporated under the Florida General Corporation Act.

ARTICLE III. CAPITAL STOCK.

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000 shares of common stock having a nominal or no par value per share. The shareholders of common stock shall have pre-emptive rights to acquire unissued or treasury shares of the corporation.

ARTICLE IV. TERM OF EXISTENCE.

This corporation is to exist perpetually.

ARTICLE V. ADDRESS OF INITIAL REGISTERED OFFICE AND NAME OF REGISTERED AGENT.

The street address of the principal office of this corporation in the State of Florida is 330 N. Broadway Avenue, Orlando, FL

32803. Board of Directors may from time to time move the registered office to any other address in Florida. The initial registered agent of this corporation is Christopher C. Cathcart, whose business address is 330 N. Broadway Avenue, Orlando, FL 32803.

ARTICLE VI. DIRECTORS.

This corporation shall have one director, initially. The number of directors may be increased or diminished from time to time, by By-Laws adopted by the stockholders.

ARTICLE VII. INITIAL DIRECTORS.

The names and addresses of the members of the First Board of Directors are:

<u>NAME</u>	<u>ADDRESS</u>
Donna Finklestein	5825 Parkview Point Dr. Orlando, FL 32821

ARTICLE VIII. INCORPORATOR.

The name and address of each incorporator to these Articles of Incorporation is:

<u>NAME</u>	<u>ADDRESS</u>
Donna Finklestein	5825 Parkview Point Dr. Orlando, FL 32821

ARTICLE IX. AMENDMENT.

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders, and approved at a stockholder's meeting by a majority of the stock entitled to vote thereon, unless all the directors and all the stockholders sign a

written statement manifesting their intention that a certain amendment to these Articles of Incorporation be made.

DATED the 6th day of June, 1995.

IN WITNESS WHEREOF, the undersigned being the incorporator of this corporation has executed these Articles of Incorporation.

Signature of Incorporator


DONNA FINKLESTEIN

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgements, personally appeared DONNA FINKLESTEIN, to me known to be the person described in and who executed the foregoing ARTICLES OF INCORPORATION, and acknowledged before me that she executed the same for the uses and purposes therein expressed. She is personally known to me or has produced _____ as identification.

WITNESS my hand and seal in the State and County named above this 6th day of June, 1995.


NOTARY PUBLIC

Print Name: _____

Commission No.: _____

My Commission Expires: _____



OFFICIAL SEAL
Melissa A. Vander Wolde
My Commission Expires
April 7, 1997
Comm. No. CC 275233

ACCEPTANCE BY REGISTERED AGENT

CHRISTOPHER C. CATHCART, having been named as the Registered Agent in the foregoing Articles of Incorporation of CENTURY 21 ALL-STAR REALTY, INC., to accept service of process for the corporation at 330 N. Broadway Avenue, Orlando, FL 32803, hereby agrees to act as the Registered Agent and comply with the laws of the State of Florida relative to such position.



Registered Agent

FILED
95 JUN -8 PM 3:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

P95000044413

CHRISTOPHER C. CATHCART
ATTORNEY AT LAW

310 N. BROADWAY AVENUE
ORLANDO, FLORIDA 32801

CORPORATE AND BUSINESS LAW
REAL PROPERTY LAW

June 29, 1995

TELEPHONE (407) 843-8535
FAX (407) 872-1120

Florida Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

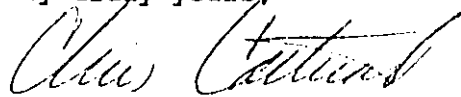
RE: Articles of Amendment to Articles of
Incorporation for Century 21 All-Star
Realty, Inc.

To Whom It Concerns:

Enclosed please find the original and one copy of the Articles of Amendment to Articles of Incorporation of Century 21 All-Star Realty, Inc. for filing in accordance with your usual procedures. Enclosed further is my check number 5770 in the amount of \$35.00 for your filing fee.

If I can provide you with any additional information, or if you should have any questions concerning the foregoing, then please do not hesitate to contact me.

Very truly yours,



Christopher C. Cathcart

7/3

6000001529626
-07/05/95--01023--016
*****35.00 *****35.00

Enclosures

C. Cathcart
Florida

FILED
95 JUL -3 PM 11:44
SECRETARY OF STATE
TALLAHASSEE

ARTICLES OF AMENDMENT TO THE
ARTICLES OF INCORPORATION OF
CENTURY 21 ALL-STAR REALTY, INC.

FILED

95 JUL -3 AM 11:46

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned hereby files these Articles of Amendment to the Articles of Incorporation of Century 21 All-Star Realty, Inc.

1. The name of the Corporation is Century 21 All-Star Realty, Inc.

2. Article I of the Articles of Incorporation of Century 21 All-Star Realty, Inc. is hereby amended to read as follows:

ARTICLE I. NAME AND PRINCIPAL OFFICE.

The name of this corporation is Fina Realty, Inc., and its principal office is located at 330 N. Broadway Avenue, Orlando, Florida 32803.

3. This amendment was adopted by the shareholders on June 23, 1995. Said amendment was approved by the shareholders and that the number of votes cast by the shareholders was sufficient for approval by the shareholders. The shareholders voted unanimously to adopt the above-stated amendment.

DATED this 23 day of June, 1995.

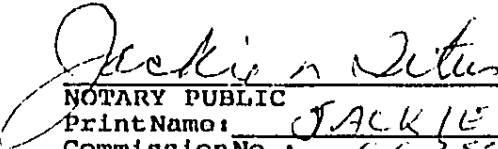
IN WITNESS WHEREOF, the undersigned being the directors of this Corporation, have executed these Articles of Amendment.


DONNA FINKLESTEIN, Director

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgements, personally appeared DONNA FINKLESTEIN, Director, to me

known to be the person described in and who executed the foregoing Articles of Amendment to Articles of Incorporation of Century 21 All-Star Realty, Inc., and acknowledged before me that she executed the same for the uses and purposes therein expressed. That she is personally known to me or produced LLDLF 52416749380 as identification.


NOTARY PUBLIC

Print Name: JACKIE N. Titus

Commission No.: CC 357380

My Commission Expires: 4-30-98

