

P9500004/48/4

PULLUM & PULLUM, P. A.
ATTORNEYS AND COUNSELLORS AT LAW

J. STEPHEN PULLUM
MARYBETH L. PULLUM

May 30, 1995

EFFECTIVE DATE
5/30/95

POST OFFICE BOX 492100
SUITE 701 FIRST FAMILY OAKS
1330 W. CITIZENS BLVD.
LEEDSBURG, FLORIDA 34744-2100
TELEPHONE (804) 728-3000
FAX (804) 728-0003

Corporate Records Bureau
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, FL 32314

Re: PREMIERE REALTY OF LAKE COUNTY, INC.

Gentlemen:

Find enclosed our firm's check in the amount of \$122.50 to cover the following fees of your office.

Filing Charter	\$35.00
Certification of Charter	52.50
Filing Resident Agent Form	35.00

We enclose original and one copy of Articles of Incorporation of this proposed corporation, with executed resident agent form. Please endorse your approval on the copy of the Articles of Incorporation, certify same and return to us, together with acknowledgement of filing of resident agent.

Thank you for your attention to the above.

Yours, truly,

Linda H. Hutson

Linda H. Hutson
Legal Assistant

/lhh
Enclosures
(9244C5.1hh)

6/10/95
JD

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****122.50 ****122.50

ARTICLES OF INCORPORATION
OF
PREMIERE REALTY OF LAKE COUNTY, INC.

ARTICLE I. NAME AND PRINCIPAL ADDRESS

The name of this corporation is PREMIERE REALTY OF LAKE COUNTY, INC.. The principal address of the corporation is 12039 Canal Street, Tavares, Florida 32778.

ARTICLE II. COMMENCEMENT OF EXISTENCE

This corporation shall begin its existence on the 30th day of May, 1995.

ARTICLE III. DURATION

The term of existence of the corporation is perpetual.

ARTICLE IV. PURPOSE

This corporation is organized for the purpose of engaging in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE V. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is:

Seven Thousand Five Hundred (7,500) shares of
Common Stock having a Nominal or Par Value of
One Dollar (\$1.00) per share.

ARTICLE VI. PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata share

thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VII. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 12039 Canal Street, Tavares, Florida, and the name of the initial registered agent of this corporation at that address is Veronica M. Caggiano.

ARTICLE VIII. INITIAL BOARD OF DIRECTORS

This corporation shall have a minimum of one (1) Director at all times. The number of Directors may be increased from time to time by the By-Laws, but shall never be less than one (1) nor more than five (5). The names and addresses of the initial Directors of this corporation are:

<u>NAME</u>	<u>ADDRESS</u>
Veronica M. Caggiano	12039 Canal Street Tavares, FL 32778
Victor J. Caggiano	12039 Canal Street Tavares, FL 32778

ARTICLE IX. INCORPORATOR

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

<u>NAME</u>	<u>ADDRESS</u>
Veronica M. Caggiano	12039 Canal Street Tavares, FL 32778

ARTICLE X. INDEMNIFICATION

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

ARTICLE XI. AMENDMENT

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

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 30th day of May, 1995.

Veronica M. Caggiano
Veronica M. Caggiano, subscriber

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 30th day of May, 1995, by Veronica M. Caggiano, Subscriber to these Articles of Incorporation. Said person did not take an oath and (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: .

Linda H. Hutson
Printed Name:
Notary Public State of Florida
Commission Number:
My Commission Expires:

(9244C1.1hh)



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, THE
FOLLOWING IS SUBMITTED:

FIRST-- THAT PREMIERE REALTY OF LAKE COUNTY, INC.
DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF
FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF TAVARES,
STATE OF FLORIDA, HAS NAMED VERONICA M. CAGGIANO, LOCATED AT 12039
CANAL STREET, CITY OF TAVARES, STATE OF FLORIDA, AS ITS AGENT TO
ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE *Veronica M. Caggiano*
(Corporate Officer)

TITLE *President*

DATE *May 30, 1995*

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE
STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I
HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY
WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND
COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE *Veronica M. Caggiano*
(Resident Agent)

DATE *May 30, 1995*

P95000044814

PULLUM & PULLUM, P.A.
ATTORNEYS AND COUNSELORS AT LAW

J. STEPHEN PULLUM
MARYBETH L. PULLUM

POST OFFICE BOX 492160
SUITE 701 FIRST FAMILY OAKS
1330 W. CITIENS BLVD.
LEESBURG, FLORIDA 34749-2160

TELEPHONE (352) 728-3060

FAX (352) 728-0001

February 25, 1997

Corporate Records Bureau
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, FL 32314

Re: **PREMIERE REALTY OF LAKE COUNTY, INC.**
Charter #P95000044814

600002100906--7
-02/28/97--01050--013
*****87.50 *****87.50

Gentlemen:

Find enclosed our firm's check in the amount of \$87.50 to cover the following fees of your office.

Filing Amended Charter	\$35.00
Certification of Amended Charter	52.50

We enclose original and one copy of Articles of Amendment to Articles of Incorporation of this corporation. Please endorse your approval on the copy of the Articles of Amendment to Articles of Incorporation, certify same and return to us.

Thank you for your attention to the above.

Yours, truly,

Linda H. Hutson

Linda H. Hutson
Legal Assistant

/lhh
Enclosures
(Docs2\9244SSlet.lhh)

VS MAR 3 1997

Amend & N/c

**ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION
OF
PREMIERE REALTY OF LAKE COUNTY, INC.**

FILED
97 FEB 28 AM 8:47
SECRETARY OF STATE
TALLAHASSEE FLORIDA

Pursuant to the provisions of Section 607.1006, Florida Statutes, the undersigned corporation adopts the following Articles of Amendment to its Articles of Incorporation.

FIRST: This corporation shall be amended to change its name and address as follows:

ARTICLE I. NAME AND PRINCIPAL ADDRESS

The name of this corporation is **VERONICA M. CAGGIANO, P.A.**. The principal address of the corporation is 250 Donnelly Street, Mount Dora, Florida 32757.

SECOND: This corporation shall be amended to change its purpose to a Professional Association. Article IV. Purpose, of the Articles of Incorporation of said corporation are amended to read as follows:

ARTICLE IV. PURPOSE

This professional service corporation shall render professional real estate services to the general public and do all things in connection therewith that are customarily done by licensed real estate brokers under the laws of the State of Florida, and, in accordance with Florida Statutes §621. Said professional association may invest its funds in real estate, mortgages, stocks, bonds or any other types of investments and may lease or own real and personal property necessary for the rendering of professional services.

THIRD: The Articles of Incorporation of said corporation are amended to add the following Article XII to read as follows:

ARTICLE XII. STOCK LIMITATIONS

No one other than an individual who is duly licensed as a real estate broker under the laws of the State of Florida may own any corporate stock of this corporation; nor may any shareholder enter into a voting trust agreement or any other type agreement vesting another person with the authority to exercise the voting power of any or all of his stock.

FOURTH: The date of adoption of the amendment was:
12-31, 1996.

THIRD: The Amendment was adopted by the shareholders and the number of votes cast for the amendment was sufficient for approval.

Dated 12-31, 1996.

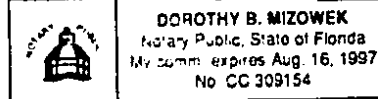
PREMIERE REALTY OF LAKE COUNTY,
INC.

BY: Veronica M. Caggiano
VERONICA M. CAGGIANO, President

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 31st day of December, 1996, by VERONICA M. CAGGIANO, as President of PREMIERE REALTY OF LAKE COUNTY, INC., a Florida corporation. Said person did not take an oath and (check one) ☒ is personally known to me, _____ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or _____ produced other identification, to wit: _____.

Dorothy B. Mizowek
Printed Name: Dorothy B. Mizowek
Notary Public State of Florida
Commission Number: CC 309154
My Commission Expires: 8/16/97



(Premiere\AmendArt.LHH)