

P95000059164

TRANSMITTAL LETTER

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

SUBJECT: VENIURE PROPERTIES OF EDGEWATER, INC.
(Proposed corporate name - must include suffix)

400001548474
-07/28/95--01029--011
****122.50 ****122.50

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

Additional Copy Required

FROM: Myron M. Stevens
Name (printed or typed)
3223 So. Atlantic Ave., #606
Address
Cocoa Beach, FL 32931
City, State & Zip
(407) 784-6255
Daytime Telephone number

FILED
TALLAHASSEE, FLORIDA

95 JUL 28 AM 10:43

SN
8/1/95

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

FILED

95 JUL 28 AM 10:49

TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF

VENTURE PROPERTIES OF EDGEWATER, INC.

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be
VENTURE PROPERTIES OF EDGEWATER, INC.

The address of the principal office of this corporation shall be 3223 So. Atlantic Ave., #606, Cocoa Beach, Fl 32931, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

The general nature of the business to be transacted by this corporation shall be involved with all aspects of real property, including, but not limited to buying, selling, owning, leasing, developing, and managing.

This corporation may further engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida, or any other state, country, territory, or nation.

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 \$1 par value per share.

ARTICLE IV. ADDRESS

The street address of the initial registered office of the corporation shall be 3223 So. Atlantic Ave., #606, Cocoa Beach, Fl 32931 and the name of the initial designated registered agent at that address is Myron M. Stevens.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. PREEMPTIVE RIGHTS

The corporation elects to have preemptive rights.

ARTICLE VII. SPECIAL PROVISION

It is the intent of the Incorporator that the corporation will qualify under Section 1244 of the Internal Revenue Code.

ARTICLE VIII. AMENDMENT

The right to amend, repeal, or adopt any provisions contained in these Articles of Incorporation, or any amendment thereto, shall be proposed by either a majority of the Board of Directors or shareholders owning not less than 20% of the issued and outstanding shares

of stock, and approved by the shareholders owning a majority of the stock entitled to vote thereon.

However, the Board of Directors may adopt or amend one or more amendments to the Corporation's Articles of Incorporation without shareholders' action as may be permitted under the provisions of Chapter 607 of the Florida Statutes.

ARTICLE IX. INCORPORATOR

The name and address of the Incorporator to these Articles of Incorporation is:

Myron M. Stevens, 3223 So. Atlantic Ave.,
#606, Cocoa Beach, Fl 32931.

IN WITNESS WHEREOF, the subscriber hereby sets his hand and seal this 25 day of July, 1995.

Signed, sealed, in the presence of:

Edward L. Statler
Valerie J. Lipman

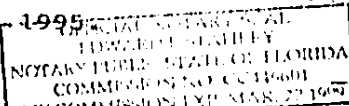
[Signature]

State of Florida

County of Brevard

BEFORE ME, a Notary Public, in and for the State of Florida, personally appeared Myron M. Stevens, known to me personally, who executed the foregoing Articles of Incorporation of Venture Properties of Edgewater, Inc. and he acknowledged before me that he executed same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set
my hand and seal in said County and State this 21 day
of July, 1995



Edward J. Gentiley

ACCEPTANCE OF REGISTERED AGENT DESIGNATED

IN ARTICLES OF INCORPORATION

Having been designated as the Registered Agent
in the above and foregoing Articles of Incorporation, I,
Myron M. Stevens, being familiar with the obligations of
the position of a Registered Agent pursuant to the
provisions of Section 607.0501, Florida Statutes, accept
the designation as the Registered Agent as set forth in
said Articles.

[Signature]
Dated this July 21, 1995

TALLAHASSEE FLORIDA

95 JUL 28 AM 10:49

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