

1201 HAYS STREET
TALLAHASSEE, FL 32301

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ORDER DATE : January 25, 1996

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ORDER NO. : 019400

CUSTOMER NO: 014090

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

330 N. Broadway Avenue
Orlando, FL 32803

DOMESTIC FILING

NAME: J & B REAL ESTATE OF CENTRAL
FLORIDA, 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: JENNIFER L. MORAN

EXAMINER'S INITIALS:

FILED
96 JAN 25 AM 9 19
CLERK OF STATE
TALLAHASSEE, FLORIDA

RECEIVED
96 JAN 25 PM 12:22
DIVISION OF CORPORATION

SAB
1/26/96

ARTICLES OF INCORPORATION

OF

FILED

96 JAN 25 AM 9:19

J & B REAL ESTATE OF CENTRAL FLORIDA, INC. SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator 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 J & B REAL ESTATE OF CENTRAL FLORIDA, INC. and its principal office is located at 710 N. Main Street, Kissimmee, Florida 34744.

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 requires;

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 par value of \$1.00 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 710 N. Main Street, Kissimmee, Florida

34744. The 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 Kevin Jeffrey, whose business address is 710 N. Main Street, Kissimmee, Florida 34744.

ARTICLE VI. DIRECTORS.

This corporation shall have one (1) 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 members of the first Board of Directors are:

<u>NAME</u>	<u>ADDRESS</u>
Kevin Jeffrey	P. O. Box 622 Intercession City, FL 33848

ARTICLE VIII. INCORPORATOR.

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

<u>NAME</u>	<u>ADDRESS</u>
Kevin Jeffrey	710 N. Main Street Kissimmee, FL 34744

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 of the directors and all of the stockholders sign a written statement manifesting their intention that a certain

amendment to these Articles of Incorporation be made.

DATED the 24 day of January, 1996.

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

Signature of Incorporator




KEVIN JEFFREY

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 acknowledgments, personally appeared KEVIN JEFFREY, to me known to be the person described in and who executed the foregoing ARTICLES OF INCORPORATION, and acknowledged before me that he executed the same for the uses and purposes therein expressed. He is personally known to me or produced _____ as identification.

WITNESS my hand and seal in the State and County named above this 24 day of January, 1996.



NOTARY PUBLIC
Printed Name: _____
Commission No.: _____
Commission Expires: _____

ACCEPTANCE BY REGISTERED AGENT

KEVIN JEFFREY, having been named as the Registered Agent in the foregoing Articles of Incorporation of J & B REAL ESTATE OF CENTRAL FLORIDA, INC., to accept service of process for the corporation at 710 N. Main Street, Kissimmee, Florida 34744, 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
96 JUN 25 PM 9:19
OFFICE OF STATE
CORPORATIONS, FLORIDA