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ACCOUNT NO. : 072100000032

REFERENCE : 055916 10072A

AUTHORIZATION : *Patricia Pizito*

COST LIMIT : \$ 122.50

ORDER DATE : February 22, 1996

ORDER TIME : 12:13 PM

ORDER NO. : 055916

CUSTOMER NO: 10072A

500001721835

CUSTOMER: Arthur Lambertus, Esq
LAMBERTUS & LAMBERTUS

Suite 604
2929 East Commercial Boulevard
Fort Lauderdale, FL 33308

DOMESTIC FILING

NAME: LEAF AND FATTORE REALTY, INC.

EFFECTIVE DATE:

☒ ARTICLES OF INCORPORATION
☐ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

☒ CERTIFIED COPY
☐ PLAIN STAMPED COPY
☐ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: GWEN BUTLER

EXAMINER'S INITIALS:

SMS
2/23/96

FILED
RECEIVED
96 FEB 22 AM 9:22 96 FEB 22 PM 2:16
SECRETARY OF STATE
DIVISION OF CORPORATION
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

LEAF AND FATTORE REALTY, INC.

FILED

96 FEB 22 AM 9:22

**SECRETARY OF STATE
TALLAHASSEE, FLORIDA**

THE UNDERSIGNED, for the purposes of forming a corporation under the Florida General Corporation Act, hereby adopts the following Articles of Incorporation:

**ARTICLE I
NAME**

The name of the corporation shall be **LEAF AND FATTORE REALTY, INC.** The principal office of the corporation is **120 E. Oakland Park Blvd., Suite 105, Fort Lauderdale, FL 33334** and the mailing address of the corporation is **120 E. Oakland Park Blvd., Suite 105, Fort Lauderdale, FL 33334.**

**ARTICLE II
DURATION**

The term of existence is perpetual.

**ARTICLE III
CAPITAL STOCK**

The aggregate number of shares which the corporation has authority to issue is **Five Hundred (500)** shares and each share shall be the par value of **One Dollar (\$1.00)**. The stock of this corporation shall be common stock and shall be fully paid and non-assessable. The transfer or other disposal of stock of this corporation shall not be legal, valid or binding unless a record of such transfer or disposal is recorded in the books of the corporation.

ARTICLE IV
REGISTERED AGENT AND INITIAL REGISTERED OFFICE

The street address of the initial registered office of this corporation is
120 E. Oakland Park Blvd., Suite 105, Fort Lauderdale, FL 33334 and the
name of the initial registered agent at that address is **CAROL ANN LEAF**.

ARTICLE V
BOARD OF DIRECTORS

The business of this corporation shall be conducted by a Board of
Directors which shall consist of **Two (2)** member or members; but may be
increased or decreased by a resolution of the Board of Directors adopted in the
manner provided in the By-Laws of the corporation. The members of the Board
of Directors need not be stockholders of the corporation.

The name and mailing address of each initial member of the first Board of
Directors who shall hold office until the first annual meeting or until such
member's successor is elected and qualified, are set forth below:

<u>NAME</u>	<u>ADDRESS</u>
CAROL ANN LEAF	1751 N.E. 52 Street Fort Lauderdale, FL 33334
ADELINE S. FATTORE	2220 N.E. 68 Street, Apt. 1001 Fort Lauderdale, FL 33308

ARTICLE VI
INCORPORATOR

The name and mailing address of the Incorporator of the corporation is:

<u>NAME</u>	<u>ADDRESS</u>
CAROL ANN LEAF	120 E. Oakland Park Blvd., Suite 105 Fort Lauderdale, FL 33334

**ARTICLE VII
INDEMNIFICATION**

This corporation shall indemnify any director, officer, employee or agent of the corporation to the fullest extent permitted by Florida law.

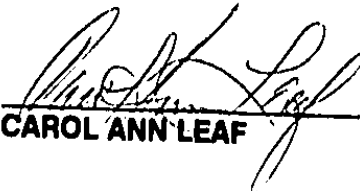
**ARTICLE VIII
AFFILIATED TRANSACTIONS**

This corporation expressly elects not to be governed by Section 607.0901 of the Florida Business Corporation Act, as amended from time to time, relating to affiliated transactions.

**ARTICLE IX
CONTROL SHARE ACQUISITIONS**

This corporation expressly elects not to be governed by Section 607.0902 of the Florida Business Corporation Act, as amended from time to time, relating to control share acquisitions.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this 20 day of February, 1996.


CAROL ANN LEAF

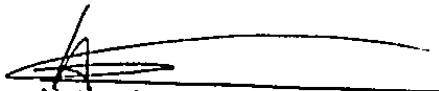
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **CAROL ANN LEAF**, who is personally known to me or who has produced a _____ as identification, and who executed the foregoing Articles of Incorporation and acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed, and who did take an oath.

WITNESS my hand and Official seal in Fort Lauderdale, Broward County, Florida, this 20 day of February, 1996.



ARTHUR W. LAMBERTUS
MY COMMISSION # CC 192646 EXPIRES
May 2, 1996
BONDED THROUGH TROY FARM INSURANCE, INC.


Notary Public, State of Florida
Printed Name:
My Commission Expires:

RESIDENT AGENT DESIGNATION

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:

That **LEAF AND FATTORE REALTY, INC.** desiring to organize or qualify
under the laws of the State of Florida, with its principal place of business at **120
E. Oakland Park Blvd., Suite 105, Fort Lauderdale, FL 33334** has named
CAROL ANN LEAF located at **120 E. Oakland Park Blvd., Suite 105, Fort
Lauderdale, FL 33334** as its agent to accept service of process within Florida.

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.


INCORPORATOR:


CAROL ANN LEAF
120 E. Oakland Park Blvd., Suite 105
Fort Lauderdale, FL 33334

DATE:

February 20, 1996

RESIDENT AGENT:


CAROL ANN LEAF
120 E. Oakland Park Blvd., Suite 105
Fort Lauderdale, FL 33334

DATE:

February 20, 1996

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA