

LITCHFORD & CHRISTOPHER

PROFESSIONAL ASSOCIATION

*Attorneys and Commissioners at Law*

BARNETT BANK CENTER  
300 NORTH ORANGE AVENUE

POST OFFICE BOX 1848  
ORLANDO, FLORIDA 32808

(407) 428-8500  
TELECOPIER (407) 841-0386

P96000018243

February 21, 1996

VIA FEDERAL EXPRESS

Bureau of Corporate Records  
Division of Corporations  
Department of State  
409 East Gaines Street  
Tallahassee, FL 32301

EFFECTIVE DATE

2-24-96

Re: DELANEY ROW REALTY CORP.

Dear Sirs:

100001724341  
-02/26/96--01105--011  
\*\*\*\*122.50 \*\*\*\*122.50

Enclosed is the original and one copy of the Articles of Incorporation of Delaney Row Realty Corp. for filing with your office. Also find enclosed a check in the amount of \$122.50 to cover the \$35.00 filing fee, \$52.50 certified copy fee, and \$35.00 registered agent fee.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

  
Donald E. Christopher

DEC:mvt  
Enclosures

FEB 28 1996 BSR

96 FEB 26 AM 11:07  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

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96 FEB 26 AM 11:07

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

DELANEY ROW REALTY CORP.

EFFECTIVE DATE

2-24-96

The undersigned, being over the age of eighteen (18) years and competent to contract, for the purpose of organizing a Corporation pursuant to the laws of the State of Florida, does hereby adopt the following Articles of Incorporation, and does hereby agree and certify as follows:

ARTICLE I

NAME

The name of this Corporation shall be DELANEY ROW REALTY CORP.

Article II

COMMENCEMENT OF CORPORATE EXISTENCE

This Corporation shall commence corporate existence on the 24th day of February, 1996, and shall have perpetual existence unless sooner dissolved according to the law.

ARTICLE III

PURPOSE

The general purpose of this Corporation shall be to engage in the acquisition and management of real property and the transaction of any and all other lawful business. This Corporation shall have all of the powers enumerated in the Florida Business Corporation Act, as the same now exists and as hereafter amended, and all such other powers as are permitted by way of applicable law, including, without limitation and only by illustration, the following:

- (a) To have a corporate seal, which may be altered at pleasure, and to use the same by causing it, or a facsimile

thereof, to be impressed, affixed, or in any other manner reproduced.

(b) To purchase, take, receive, lease, or otherwise acquire, own, hold, improve, use, and otherwise deal in and with real or personal property or any interest therein, wherever situated.

(c) To sell, convey, mortgage, pledge, create security interests in, lease, exchange, transfer, and otherwise dispose of all or any part of its property and assets.

(d) To lend money to and use its credit to assist its officers and employees.

(e) To purchase or otherwise acquire letters of intent, concessions, licenses, inventions, rights and privileges, subject to royalty or otherwise, and whether exclusive, non-exclusive, or limited, or any part interest in any of the foregoing, whether in the United States or in any part of the world; to sell, let, or otherwise grant any patent rights, concessions, licenses, inventions, rights or privileges or any interest therein, to register any patent or patents for any invention or inventions, or obtain exclusive or other privileges in respect of the same, in any part of the world, and to apply for, exercise, use or otherwise deal with any patent rights, concessions, monopolies, or other rights or privileges either in the United States or in any other part of the world; to manufacture and produce, and trade and deal in all goods, machinery, plants, articles, appliances, and other things capable of being manufactured, produced, or traded in, by virtue of or in connection with any such letters, patent, concessions, licenses, inventions, rights, or privileges as aforesaid.

(f) To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge, or otherwise dispose of, and otherwise sell and deal in and with, shares or other interests in, or obligations of, other domestic or foreign Corporations, associations, general or limited partnerships, or individuals, or direct or indirect obligations of the United States or of any other government, state, territory, governmental district, or municipality or of any instrumentality thereof.

(g) To aid in any manner any Corporation, stock company, association, trust, trustee, government or governmental entity, or

other person or entity whatsoever, whose stock, bonds, or other obligations or securities of any kind or character are held or are in any manner guaranteed by it, and to do any other acts or things for the preservation, protection or improvement or enhancement of the value of any property or rights or interests in property of any kind or character owned or held by it, and to do any acts or things, or refrain from doing any acts or things designed for any such purpose.

(h) To make contracts and guarantees and incur liabilities, borrow money at such rates of interest as its Board of Directors may determine, issue its notes, bonds, and other obligations, and secure any of its obligations by mortgage or pledge of all or any of its property, franchises, and income.

(i) To enter into, make, receive assignments of, grant assignments of, and perform contracts of every nature and kind for any lawful purpose.

(j) To lend money for its corporate purposes, invest and reinvest its funds, and take and hold real and personal property as security for the payment of funds so loaned or invested.

(k) To conduct its business, carry on its operations, and have offices and exercise the powers granted by the Florida Business Corporation Act or by other applicable law within or without the State of Florida.

(l) To elect or appoint officers and agents and define their duties and fix their compensation.

(m) To make and alter bylaws not inconsistent with its articles of incorporation or with the laws of the State of Florida for the administration and regulation of its affairs.

(n) To promote, by all proper and legitimate agencies and means, education and educational institutions generally, and any and all charitable, religious, scientific and educational movements, purposes or causes; to make gifts and donations for the public welfare or for charitable, religious, scientific or educational purposes.

(o) To dedicate to the public or to any governmental entity or other entity whatsoever for any public or other purpose any of its real or personal property or any interest therein.

(p) To transact any lawful business which its Board of Directors shall find to be in aid of governmental policy.

(q) To pay pensions and establish retirement and pension plans, profit sharing plans, stock bonus plans, stock option plans, and other incentive plans for any or all of its directors, officers and employees and for any or all of the directors, officers and employees of its subsidiaries.

(r) To be a promoter, incorporator, general partner, limited partner, member, associate, or manager of any Corporation, partnership, limited partnership, joint venture, trust, or other enterprise.

(s) To have and exercise all powers necessary or convenient to effect its general purpose.

#### ARTICLE IV

##### CAPITAL STOCK

###### 1. Number and Class of Shares Authorized; Par Value.

This Corporation is authorized to issue One Thousand (1,000) shares of voting common stock, having par value of One Dollar (\$1.00) per share, which shall be designated Common Stock.

###### 2. Voting Rights.

The Common Stock shall possess and exercise exclusive voting rights and, at all meetings of the shareholders, each record holder of such stock shall be entitled to one vote for each share held. Shareholders holding Common Stock shall have no cumulative voting rights in any election of directors of the Corporation.

###### 3. Preemptive Rights.

The Corporation elects to have preemptive rights and each shareholder of this Corporation shall have the first right to purchase shares (and securities convertible into shares) of any class, kind or series of stock in this Corporation that may from time to time be issued, whether or not presently authorized, including shares previously reacquired by this Corporation, in the ratio that the number of shares the shareholder holds at the time

of issue bears to the total number of shares outstanding. This right shall be deemed waived by any shareholder who does not exercise it and pay for the shares pre-empted within thirty (30) days of receipt of a notice in writing from the Corporation, stating the price, terms and conditions of the issues of shares, and inviting the shareholder to exercise his pre-emptive rights. This right may also be waived by affirmative written waiver submitted by the shareholder to the Corporation within thirty (30) days of receipt of notice from the Corporation.

#### ARTICLE V

##### INITIAL BOARD OF DIRECTORS

This Corporation shall have one (1) director initially. The number of directors may be either increased or diminished from time to time in accordance with the Bylaws, but shall never be less than one (1). The name and street address of the initial directors of this Corporation are:

James C. Huckeba  
1558 Indian Dance Court  
Maitland, Florida 32751

#### ARTICLE VI

##### INCORPORATOR

The name and street address of the person signing these articles of incorporation is:

Donald E. Christopher  
Litchford & Christopher  
Professional Association  
Barnett Bank Center  
390 North Orange Avenue  
Orlando, Florida 32801

## ARTICLE VII

### PRINCIPAL OFFICE AND INITIAL REGISTERED OFFICE AND AGENT

The mailing address of the principal office of the Corporation shall be Post Office Box 1549, Orlando, Florida 32802. The name and address of the registered agent and office of this Corporation shall be as follows:

Donald E. Christopher  
Litchford & Christopher  
Professional Association  
Barnett Bank Center  
390 North Orange Avenue  
Orlando, Florida 32801

## ARTICLE VIII

### BYLAWS

The power to adopt, alter, amend or repeal bylaws shall be vested in the Board of Directors.

## ARTICLE IX

### DIRECTOR CONFLICTS OF INTEREST

A. No contract or other transaction between the Corporation and one or more of its directors, or between the Corporation and any other corporation, firm, association, or other entity, in which one or more of its directors are directors or officers, or are financially interested, shall either be void or voidable for this reason alone or by reason alone that such director or directors are present at the meeting of the board of directors or of a committee thereof which approves such contract or transaction, or that his or their votes are counted for such purpose:

1. If the fact of such common directorship, officership or financial interest is disclosed or known to the board or committee, and the board or committee approves such contract or

transaction by vote sufficient for such purpose without counting the vote or votes of such interested director or directors; or

2. If such common directorship, officership or financial interest is disclosed or known to the shareholders entitled to vote thereon, and such contract or transaction is authorized or approved by vote of the shareholders; or

3. If the contract or transaction is fair and reasonable as to the Corporation at the time it is approved by the board, a committee or the shareholder.

B. Common or interested directors may be counted in determining the presence of a quorum at a meeting of the board of directors or of a committee which approves such contract or transaction.

#### ARTICLE X

##### INDEMNIFICATION

This Corporation may be empowered to indemnify any officer or director, or any former officer or director in the manner set out and provided for in the bylaws of this Corporation.

#### 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 reservation.

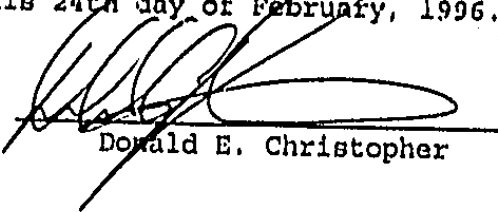
#### ARTICLE XII

##### HEADINGS AND CAPTIONS

The headings or captions of these various articles of incorporation are inserted for convenience and none of them shall have any force or effect, and the interpretation of the various articles shall not be influenced by any of said headings or captions.



IN WITNESS WHEREOF, the undersigned does hereby make I file these articles of incorporation declaring and certifying that the facts stated herein are true, and hereby subscribes thereto and hereunto sets his hand and seal this 24th day of February, 1996.



Donald E. Christopher

ACCEPTANCE BY REGISTERED AGENT

HAVING BEEN NAMED to accept service of process for the above named Corporation, at the place designated in this Certificate, I hereby accept this appointment and agree to act in this capacity, and I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties as Registered Agent.

Dated this 24th day of February, 1996.



Donald E. Christopher

P960000 18243

STATE INFORMATION BUREAU INC  
Requestor's Name

842 EAST PARK AVE  
Address

Tully 32301 531-3990  
City/State/Zip Phone #

3000001747903  
-03/18/96--01115--018  
\*\*\*\*87.50 \*\*\*\*87.50

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. DELANEY ROW REALTY CORP P96-18243  
(Corporation Name) (Document #)
2. \_\_\_\_\_  
(Corporation Name) (Document #)
3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

☒ Walk in  
☒ Mail out

☐ Pick up time \_\_\_\_\_  
☐ Will wait ☐ Photocopy

☒ Certified Copy  
☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input checked="" type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

FILED  
96 MAR 18 PM 10:30  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

RECEIVED  
96 MAR 18 PM 2:09  
DIVISION OF CORPORATE

N. HENDRICKS MAR 19 1996

ARTICLES OF AMENDMENT  
DELANEY ROW REALTY CORP.

FILED

96 MAR 18 AM 10:30

607.1005, 607.1006,  
TALLAHASSEE, FLORIDA

Pursuant to Florida Statutes Sections 607.1005 and 607.1006,  
the Articles of Incorporation of the above-named Corporation are  
hereby amended as follows:

1. Article IV is hereby amended to read as follows:

ARTICLE IV

CAPITAL STOCK

1. Number and Classes of Shares Authorized; Par Value.

This Corporation is authorized to issue One Thousand (1,000) shares of capital stock divided into two classes. The designation of each class, the number of shares of each class, and the par value of the shares of each class are as follows:

<u>Class</u>	<u>Number of Shares</u>	<u>Par Value</u>
<u>Per Share</u>		
Voting Common	375	\$1.00
Nonvoting Common	625	\$1.00

2. Voting Rights.

The Voting Common stock shall possess and exercise exclusive voting rights and, at all meetings of the shareholders, each record holder of such stock shall be entitled to one vote for each share held. Shareholders holding Voting Common stock shall have no cumulative voting rights in any election of directors of the Corporation. The Nonvoting Common stock shall have no voting rights.

3. Preemptive Rights.

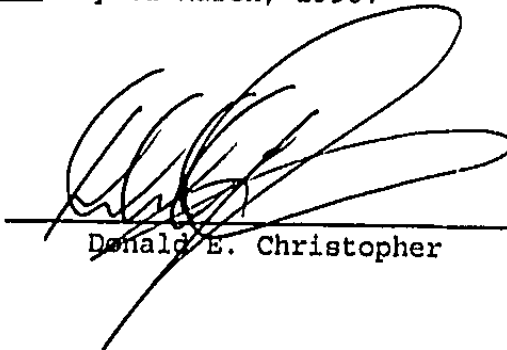
The Corporation elects to have preemptive rights and each shareholder of this Corporation shall have the first right to purchase shares (and securities convertible into shares) of any class, kind or series of stock in this Corporation that may from time to time be issued, whether or not presently authorized, including shares previously reacquired by this Corporation, in the ratio that the number of shares the shareholder holds at the time of

issue bears to the total number of shares outstanding. This right shall be deemed waived by any shareholder who does not exercise it and pay for the shares pre-empted within thirty (30) days of receipt of a notice in writing from the Corporation, stating the price, terms and conditions of the issues of shares, and inviting the shareholder to exercise his pre-emptive rights. This right may also be waived by affirmative written waiver submitted by the shareholder to the Corporation within thirty (30) days of receipt of notice from the Corporation.

2. The foregoing amendment was adopted on March 15, 1996.


3. The amendment was adopted by the sole incorporator before the issuance of shares; thus, shareholder action was not required.

IN WITNESS WHEREOF, the undersigned, has executed these Articles of Amendment, this 15<sup>th</sup> day of March, 1996.

  
Donald E. Christopher

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of March, 1996, by Donald E. Christopher, the Incorporator of DELANEY ROW REALTY CORP. a Florida corporation, on behalf of the corporation.

  
Notary Public, State of Florida  
at Large  
My Commission Expires:

