

P96000024774



FILED

96 MAR 19 PM 1:01

SECRET, TALLAHASSEE, FLORIDA

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96 MAR 19 PM 4:12

DIVISION OF CORPORATIONS

ACCOUNT NO. : 072100000032

REFERENCE : 006947 1304330

AUTHORIZATION :

*Patricia*

COST LIMIT : \$ 70.00

ORDER DATE : March 19, 1996

ORDER TIME : 3:30 PM

ORDER NO. : 006947

CUSTOMER NO: 1304330

CUSTOMER: Belford S. Lester, III, Esq.  
BELFORD S. LESTER III, P.A.

200001750372

Suite 200  
230 Lookout Place  
Maitland, FL 32751

DOMESTIC FILING

NAME: SKANVEST PARTNERS INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY  
XX PLAIN STAMPED COPY  
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: LORI DUNALP

EXAMINER'S INITIALS:

3-20-96  
4

ARTICLES OF INCORPORATION  
OF  
SKANVEST PARTNERS INC.

FILED  
96 MAR 19 PM 1:01  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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:

SKANVEST PARTNERS INC.

The address of the principal office of this corporation shall be, 5111 South Orange Avenue, Orlando, Florida 32809, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may 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 \$.50 par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 1201 Hays Street, Tallahassee, Florida 32301, and the name of the initial registered agent of the corporation at that address is Corporation Service Company.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. OFFICERS AND DIRECTORS

This corporation shall have one officer and one director, initially. The name and street address of the initial officer and director who shall hold office for the first year of the corporation, or until his successor is elected or appointed is:

Lenny L. Layland                      5111 South Orange Avenue  
Dir./Pres./Sec./Treas.      Orlando, Florida 32809

ARTICLE VII. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation:

Corporation Service Company  
1201 Hays Street  
Tallahassee, Florida 32301

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96 MAR 19 PM 1:01

IN WITNESS WHEREOF, the undersigned agent of <sup>SECRETARY OF STATE</sup> ~~TALLAHASSEE, FLORIDA~~  
Corporation Service Company, has hereunto set their hand  
and seal of Corporation Service Company, on March 19, 1996.

CORPORATION SERVICE COMPANY

By: Laura R. Dunlap  
Its Agent, Laura R. Dunlap

ACCEPTANCE OF REGISTERED AGENT DESIGNATED  
IN ARTICLES OF INCORPORATION

Corporation Service Company, a Florida corporation  
to transact business in this State, having a business office  
identical with the registered office of the corporation named  
above, and having been designated as the Registered Agent in the  
above and foregoing Articles, is familiar with and accepts the  
obligations of the position of Registered Agent under Section  
607.0505, Florida Statutes.

CORPORATION SERVICE COMPANY

By: Laura R. Dunlap  
Its Agent, Laura R. Dunlap

LRD/lrd

P96000024774



City/St 5111 S. Orange Ave.  
Orlando, FL 32809

900002033849---2  
-12/27/96--01100--006  
\*\*\*\*\*43.75 \*\*\*\*\*43.75

Office Use Only

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

1. \_\_\_\_\_  
(Corporation Name) (Document #)
2. \_\_\_\_\_  
(Corporation Name) (Document #)
3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

- ☐ Walk in ☐ Pick up time \_\_\_\_\_ ☐ Certified Copy  
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

96 DEC 27 PM 12:26

APPROVED  
AND  
FILED

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 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

Examiner's Initials

**ARTICLES OF AMENDMENT  
TO  
ARTICLES OF INCORPORATION  
OF**

Skanyvest Partners, Inc.

Pursuant to the provisions of section 607.1006, Florida Statutes, this Florida profit corporation adopts the following articles of amendment to its articles of incorporation:

**FIRST:** Amendment(s) adopted: Article number I is being amended,

The name of the corporation shall be Real Estate Partners of Orlando, Inc.

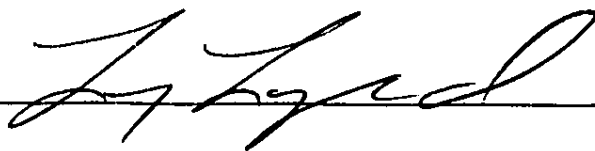
The principle office and mailing address to remain the same.

**SECOND:** The date of each amendment's adoption: October 9, 1996

**THIRD:** The amendment(s) was/were approved by the shareholders. The number of votes cast for amendment(s) was/were sufficient for approval.

Signed this 9 day of October, 1996

Signature



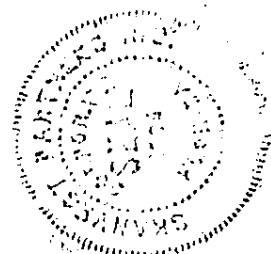
Lenny Layland, President

Chairman & President

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

96 DEC 27 PM 12:26

APPROVED  
AND  
FILED



P.960.00024774



5111 S. Orange Ave  
Orlando, FL 32809

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97 FEB 27 AM 10:02  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

Office Use Only

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

1. \_\_\_\_\_  
(Corporation Name) (Document #)
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3. \_\_\_\_\_  
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- ☐ Walk in      ☐ Pick up time \_\_\_\_\_      ☐ Certified Copy  
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<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

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-02/14/97--01023--004  
\*\*\*\*\*35.00 \*\*\*\*\*35.00

RA Chg.

VS MAR 3 1997



**FLORIDA DEPARTMENT OF STATE**  
**Sandra B. Mortham**  
Secretary of State

February 20, 1997

**HOMEVEST REATLY, INC.**  
5111 S. ORANGE AVE.  
ORLANDO, FL 32809

**SUBJECT: REAL ESTATE PARTNERS OF ORLANDO, INC.**  
Ref. Number: P96000024774

We have received your document for REAL ESTATE PARTNERS OF ORLANDO, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

We are enclosing the proper form(s) with instructions for your convenience.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6909.

Velma Shepard  
Corporate Specialist

Letter Number: 697A00009083

**RECEIVED**  
97 FEB 27 AM 8:01  
DIVISION OF CORPORATIONS



Florida Department of State, Sandra B. Mortham, Secretary of State

**STATEMENT OF CHANGE OF REGISTERED OFFICE OR REGISTERED AGENT OR BOTH FOR CORPORATIONS**

Pursuant to the provisions of sections 607.0502, 617.0502, 607.1508, or 617.1508, Florida Statutes, the undersigned corporation organized under the laws of the State of FLORIDA submits the following statement in order to change its registered office or registered agent, or both, in the State of Florida.

1. The name of the corporation is: Real Estate Partners of Orlando, Inc.

2. The mailing address of the corporation is: 5111 S. ORANGE AVE.  
Orlando, FL 32809

3. Date of incorporation/qualification: March 19, 1996 Document number: 896000024774

4. The name and address of the current registered agent and office:

CSC  
1201 HAYS ST.  
Tallahassee, FL 32301

5. The name and address of the new registered agent and office: (P.O. Box Not Acceptable)

Lenny Layland  
5111 S. Orange Ave  
Orlando, FL 32809

The street address of its registered office and the street address of the business office of its registered agent, as changed, will be identical.

Such change was authorized by resolution duly adopted by its board of directors or by an officer so authorized by the board.

(Signature of an officer, chairman or vice chairman of the board)

(Date)

President  
(Printed or typed name and title)

Having been named as registered agent and to accept service of process for the above stated corporation, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.

(Signature of Registered Agent)

(Date)

If signing on behalf of an entity:

Lenny Layland  
(Typed or Printed Name)

President  
(Capacity)

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97 FEB 27 AM 10:02  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA