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DIVISION OF CORPORATION
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ACCOUNT NO. : 072100000032
REFERENCE : 904026 134074A
AUTHORIZATION : *Patricia Pizute*
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ORDER DATE : April 2, 1996
ORDER TIME : 10:36 AM
ORDER NO. : 904026
CUSTOMER NO: 134074A
CUSTOMER: Brian L. Lipsky, Esq
BRIAN L. LIPSHY, P.A.
Suite 435
150 E. Palmetto Park Road
Boca Raton, FL 33432

DOMESTIC FILING

NAME: R&R REALTY INVESTMENTS, INC.

EFFECTIVE DATE:

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: Lori R. Dunlap

EXAMINER'S INITIALS: *LS*
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ARTICLES OF INCORPORATION
OF
R&R REALTY INVESTMENTS, INC.
(hereinafter the "Corporation")

The undersigned, for the purpose of forming a corporation under the Florida General Corporation Act, does hereby adopt the following Articles of Incorporation.

ARTICLE I NAME

The name of the Corporation shall be :

R&R REALTY INVESTMENTS, INC.

The principal place of business address of this Corporation shall be:

2402 Regal Drive
Lutz, Florida 33549

The principal mailing address of this Corporation shall be:

2402 Regal Drive
Lutz, Florida 33549

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ARTICLE II NATURE OF BUSINESS

The general purposes for which the Corporation is organized are:

1. To engage in or transact in any other 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 aggregate number of shares of stock that the Corporation shall have the authority to issue shall be one hundred (100) shares. This Corporation is authorized to issue the aforementioned shares of stock as follows:

- A. Designation: The stock of this Corporation shall be known as common stock.
- B. Authorized Stock: The maximum number of shares of common stock that this Corporation may issue is: one thousand (1,000).
- C. Par Value: Each share of common stock shall have no par value.
- D. Consideration: Shares of common stock may be issued in exchange for cash, personal property, inventory, real property, labor or services rendered, or any combination of the foregoing. In the absence of fraud in the transaction, the

judgement of the Board of Directors as to the value of any such consideration shall be conclusive.

- E. Voting Rights: Each share of common stock shall entitle the record holder thereof to one vote upon each proposal presented at meetings of the stockholders of the Corporation.
- F. Cumulative Voting: No holder of common stock shall be entitled to any right of Cumulative voting.
- G. Dividends: Record holders of common stock are entitled to receive their pro-rate share of any dividends that may be declared by the Board of Directors out of assets legally available for such purpose.

ARTICLE IV TERM OF EXISTENCE

This Corporation is to exist perpetually.

ARTICLE V MINIMUM CAPITAL

The amount of capital with which the Corporation shall begin business shall not be less than five hundred (\$500.00) dollars, or such greater amount as may be determined by the Board of Directors.

ARTICLE VI BOARD OF DIRECTORS

This Corporation shall at all times have at least four Directors. The Stockholders of this Corporation may from time to time, and at any time, increase or diminish the size of the Board of Directors of this Corporation, provided that the Corporation shall at all times have a minimum of one Director. The Directors who shall hold office the first year of the Corporation's existence or until their successor is elected is as follows:

Morgan I. Rukes
c/o Brian L. Lipshy, Esq.
Brian Louis Lipshy, P.A.
150 E. Palmetto Park Road, #435
Boca Raton, Florida 33432

William J. Rainone
2402 Regal Drive
Lutz, Florida 33549

Rebecca L. Rainone
2402 Regal Drive
Lutz, Florida 33549

Hlenne M. Rukes
c/o Brian, L. Lipshy, Esq.
Brian Louis Lipshy, P.A.
150 E. Palmetto Park Road, #435
Boca Raton, Florida 33432

ARTICLE VII CORPORATE OFFICERS

The Corporation shall have a President, Vice President, Secretary, and Treasurer who shall be appointed by the Board of Directors. The initial Corporate Officers who shall hold office the first year of the Corporation's existence or until their successors are appointed are as follows:

Morgan L. Rukes, President
c/o Brian L. Lipshy, Esq.
Brian Louis Lipshy, P.A.
150 E. Palmetto Park Road, #435
Boca Raton, Florida 33432

William J. Rainone, Vice President
2402 Regal Drive
Lutz, Florida 33549

Rebecca L. Rainone, Secretary
2402 Regal Drive
Lutz, Florida 33549

Hlenne M. Rukes, Treasurer
c/o Brian, L. Lipshy, Esq.
Brian Louis Lipshy, P.A.
150 E. Palmetto Park Road, #435
Boca Raton, Florida 33432

ARTICLE VIII INCORPORATORS

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

Brian Louis Lipshy, Esq.
Brian Louis Lipshy, P.A.
150 E. Palmetto Park Road, #435
Boca Raton, Florida 33432

ARTICLE IX DESIGNATION OF REGISTERED OFFICE
AND OF REGISTERED AGENT

The initial Registered office for this Corporation shall be:

Brian Louis Lipshy, P.A.
150 E. Palmetto Park Road
Suite 435
Boca Raton, Florida 33432

and the name of the initial Registered Agent for this Corporation shall be:

Brian Louis Lipshy, Esquire

at the above address.

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 15th day of April, 1996.

Signature of Incorporator



Brian Louis Lipshy, Esq.

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 15th day of April, 1996 by Brian Louis Lipshy, Esq. on behalf of R&R REALTY INVESTMENTS, INC., a Florida corporation, on behalf of the Corporation. He is personally known to me and did/did not take an oath.

Notary Public: June Diane Israel

Print Name: June Diane Israel

My Commission Expires: 06-534648

(seal)



**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Sections 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is:

R&R REALTY INVESTMENTS, INC.

2. The name and address of the registered agent and office is:

Brian Louis Lipshy, Esq.
Brian Louis Lipshy, P.A.
150 E. Palmetto Park Road, Suite 435
Boca Raton, Florida 33432

STATE OF FLORIDA
SECRETARY OF CORPORATIONS
96 APR -2 AM 11:16

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, 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 relating to the proper and complete performance of my duties and I am familiar with and accept the obligations of my position as registered agent.

SIGNATURE _____

DATE _____