

MICHAEL S. OSBORN  
ACCOUNTING & TAX SERVICES

P96000033637

March 28, 1996

Florida Secretary of State  
Division of Corporations  
Post Office Box 6327  
Tallahassee, Florida 32314

RE: Beaune Property Rehabilitation Investors, Inc.  
843 Golf Valley Dr.  
Apopka, Florida 32712

EFFECTIVE DATE  
3-25-96

700001785187  
-04/01/96--01106--012  
\*\*\*122.50 \*\*\*122.50

Gentlemen;

Please find enclosed the original and one copy of the Articles of Incorporation as well as a check in the amount of \$ 122.50.

This payment represents the costs of the Filing Fees, Certified Copy of the Articles of Incorporation and the Registered Agent Designation Fee for the above captioned corporation.

Should I be able to provide you with any additional information please don't hesitate to contact me directly at (407) 896-8800 or the below number.

Respectfully;

*Michael S. Osborn*

Michael S. Osborn  
Accountant for the Above

APR 8 1996

APR - 1 PM 9:10  
BSSB  
FLORIDA  
STATE

cc: Donna M. Goodrow  
File

APR 7 1996

624  
W96-7522



FLORIDA DEPARTMENT OF STATE  
Sandra B. Morham  
Secretary of State

April 8, 1996

MICHAEL S. OSBORN ACCOUNTING & TAX SERVICES  
4120 SOUTH KIRKMAN ROAD #304  
ORLANDO, FL 32811

SUBJECT: BEAUNE PROPERTY REHABILITATION INVESTORS, INC.  
Ref. Number: W96000007522

We have received your document for BEAUNE PROPERTY REHABILITATION INVESTORS, INC. and check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

The document must include original signatures.

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) 487-6925.

Brenda Baker  
Corporate Specialist

Letter Number: 596A00015927

**MICHAEL S. OSBORN**  
**ACCOUNTING & TAX SERVICES**

April 15, 1996

Florida Secretary of State  
Division of Corporations  
Post Office Box 6327  
Tallahassee, Florida 32314

Attn: Brenda Baker  
Corporate Specialist

RE: Beaune Property Rehabilitation Investors, Inc.  
843 Golf Valley Dr.  
Apopka, Florida 32712

Ref No: W96000007522  
Letter No: 596A00015927

Dear Ms. Baker;

Pursuant to your above referenced letter dated April 8, 1996, please find enclosed the original and one copy of the Articles of Incorporation including original signatures.

Please apply the previously submitted payment towards the costs of the Filing Fees, Certified Copy of the Articles of Incorporation and the Registered Agent Designation Fee for the above captioned corporation.

Should I be able to provide you with any additional information please don't hesitate to contact me directly at (407) 396-8800 or the below number.

Respectfully;



Michael S. Osborn  
Accountant for the Above

-  
cc: Donna M. Goodrow  
File

FILED

96 APR -1 AM 9:10

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF

EFFECTIVE DATE  
3-25-96

BEAUNE PROPERTY REHABILITATION INVESTORS, INC.

Article I

Name

The name of the corporation is Beaune Property Rehabilitation  
Investors, Inc.

Article II

Duration

This corporation shall have a perpetual existence.

Article III

Purpose

This corporation is organized for the purpose of transacting  
any and all lawful business.

Article IV

Address

The principal place of business or mailing address of this  
corporation shall be:

843 Golf Valley Drive  
Apopka, Florida 32712

Prepared by:  
Michael S. Osborn  
4646 W Irlo Bronson Memorial Hwy  
Kissimmee, Florida 34746  
407-396-8800

## Article V

### Capital Stock

This corporation is authorized to issue 100 shares of ONE DOLLAR (\$1.00) par value common stock.

## Article VI

### Initial Registered Office and Agent

The street address of the initial registered office of this corporation is 4646 W. Irlo Bornson Highway, Kissimmee, Florida 34746, and the name of the initial registered agent of this corporation at the address is Michael S. Osborn.

## Article VII

### Initial Board of Directors

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

Donna M. Goodrow  
President  
843 Golf Valley Drive  
Apopka, Florida 32712

## Article VIII

### Incorporators

The name and address of the person signing these Articles is:

Michael S. Osborn  
4646 W. Irlo Bronson Memorial Hwy  
Kissimmee, Florida 34746

## Article IX

### Powers

This corporation shall have all of the corporation powers enumerated in the Florida Business Corporation Act.

## Article X

### Indemnification

Provided the person proposed to be indemnified satisfies the requisite standard of conduct for permissive indemnification by a corporation as specifically set forth in the applicable provisions of the Florida Business Corporation Act (currently, Sections 607.0850(1) and (2) of the Florida Statutes), as the same may be amended from time to time, this corporation shall indemnify its officers and directors, and may indemnify its employees and agents, from and against any and all of the expenses or liabilities incurred in defending a civil or criminal proceeding, or other matters referred to in or covered by said provisions, including advancement of expenses prior to the final disposition of such proceedings and amounts paid in settlement of such proceedings, both as to action in their official capacity and as to action in any other capacity while an officer, director, employee or other agent. The indemnification provided for herein shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any by-law, agreement, vote of shareholders or disinterested directors or otherwise. The indemnification provided herein shall continue as to a person who has cases to be a director, officer, employee or agent, and shall inure to the benefit of the heirs, the personal and other legal representatives of such person, and an adjudication of liability shall not affect the right to indemnification for those indemnified.

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 shareholder(s) is subject to this reservation.

Article XII

Bylaws

The Bylaws may be adopted, altered, amended, or repealed by either the shareholders or the Board of Directors, but the Board of Directors may not amend or repeal any Bylaw adopted by shareholders if the shareholders specifically provided that such Bylaw is not subject to amendment or repeal by the directors.

Article XIII

Beginning of Corporate Existence

The date when corporate existence shall begin shall be  
March 25, 1996



\_\_\_\_\_  
Michael S. Osborn  
Incorporator

Dated: 4/12/96

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for Beaune Property Rehabilitation Investors, Inc., a Florida corporation (the "Corporation"). In the foregoing Articles of Incorporation. I, on behalf of the Corporation, hereby am familiar with and agree to accept the duties and responsibilities as registered agent for said Corporation and to comply with any and all Florida Statutes relative to complete and proper performance of the duties of registered agent.

REGISTERED AGENT:  
Michael S. Osborn

By: Michael S. Osborn

FILED  
96 APR -1 AM 9:10  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA