

796000059589

WILLIAM B. PRINGLE III

ATTORNEY AT LAW

BAND LAKE IV BUILDING

SUITE 380

7380 BAND LAKE ROAD

ORLANDO, FLORIDA 32819

MAILING ADDRESS:
P.O. BOX 61222
ORLANDO, FLORIDA 32869-1222

TELEPHONE:
(407) 843-3701
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(407) 388-4818

June 26, 1996

Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

000001878580
-06/28/96--01003--004
*****70.00 *****70.00

Re: Articles of Incorporation for
Central Florida Realty and Investments, Inc.

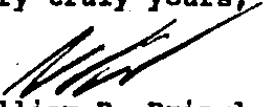
Dear Sir/Madam:

Enclosed for filing please find an original set of Articles of Incorporation for the above referenced corporation. Also enclosed is a copy of the Articles to be date stamped (not certified) and returned in the envelope provided. I am enclosing a check in the amount of \$70.00 for the basic filing fee in this matter.

If a corporation already exists under this name, please advise and return the enclosed Articles of Incorporation and check to our offices.

Should you have additional questions in this regard, please do not hesitate to contact me.

Very truly yours,


William B. Pringle, III

WBPIII/jmh

Enclosures

W96-13806

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

96 JUL 17 PM 2:36

FILED

AL JUL 17 1996



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

July 1, 1996

WILLIAM B. PRINGLE, III
P.O. BOX 891222
ORLANDO, FL 32869-1222

SUBJECT: CENTRAL FLORIDA REALTY AND INVESTMENTS, INC.
Ref. Number: W96000013806

We have received your document for CENTRAL FLORIDA REALTY AND INVESTMENTS, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of an entity name **DOES NOT** constitute a difference. Please select a new name and make the substitution in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

When the document is resubmitted, please return a copy of this letter to ensure that your document is properly handled.

If you have any questions about the availability of a particular name, please call (904) 488-9000.

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) 487-6928.

Agnes Lunt
Corporate Specialist

Letter Number: 896A00032313

July 12, 1996--Enclosed herewith are the revised Articles of Incorporation.
Thank you for your assistance in this matter.

ARTICLES OF INCORPORATION

OF

CENTRAL FLORIDA REALTY AND INVESTMENTS OF ORLANDO, INC.

FILED

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I. NAME

The name of this corporation is **CENTRAL FLORIDA REALTY AND INVESTMENTS OF ORLANDO, INC.**

ARTICLE II. PURPOSE

This corporation is organized for the following purpose(s):

a. To engage in any or all lawful business for which corporation may be incorporated under the laws of Florida, for the purpose of real estate holdings.

ARTICLE III. POWERS

The corporation shall have the following powers:

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 to any interest therein, wherever situated.

c. To sell, convey, mortgage, pledge, create a security interest 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 in accordance with law.

e. To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge, or otherwise dispose of, and otherwise use and deal in and with shares or other interests in, or obligations of, other domestic or foreign corporations, associations, 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.

f. To make contracts and guarantees and incur liabilities, borrow money at such rates of interest as the corporation 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.

g. 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.

h. To conduct its business, carry on its operations, and have offices and exercise the powers granted by law within or without this state.

i. To elect or appoint officers and agents of the corporation and define their duties and fix their compensation.

j. To make and alter By-Laws, not inconsistent with its Articles of Incorporation or with the laws of this state, for the administration and regulation of the affairs of the corporation.

k. To make donations for the public welfare or for charitable, scientific, or educational purposes.

l. To transact any lawful business which the board of directors shall find will be in aid of governmental policy.

m. To pay pensions and establish 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.

n. To be a promoter, incorporator, partner, member, associate, or manager of any corporation, partnership, joint venture, trust, or other enterprise.

o. To have and exercise all powers necessary or convenient to effects its purposes.

ARTICLE IV. COMMENCEMENT OF CORPORATE EXISTENCE

This corporation shall commence existence upon filing of these Articles, and shall have perpetual existence.

ARTICLE V. CAPITAL STOCK

This corporation is authorized to issue 100 shares of common stock having a par value of \$1.00 per share.

ARTICLE VI.
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation, and the name of the initial registered agent of this corporation at that address is:

DONNA PHERAI
1515 South Orlando Avenue
Maitland, Florida 32751

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 as set forth in the By-Laws. The name and address of the director of this corporation is:

DONNA PHERAI
1515 South Orlando Avenue
Maitland, Florida 32751

ARTICLE VIII. INCORPORATION

The names and addresses of the persons signing these Articles of Incorporation is:

DONNA PHERAI
1515 South Orlando Avenue
Maitland, Florida 32751

ARTICLE IX. BYLAWS

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board of Directors and the Shareholders.

ARTICLE X.
RESTRICTIONS ON TRANSFER OF STOCK

Transfer of shares of capital stock of this corporation may be restricted by the By-Laws or by agreement among the shareholders.

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. PRINCIPLE OFFICE

The principle office address is 1515 South Orlando Avenue, Maitland, Florida 32751.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 21 day of June, 1996.

Donna Pherai
DONNA PHERAI

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, a Notary Public authorized to take acknowledgements in the state and county set forth above, personally appeared DONNA PHERAI, who is personally known to me to be the person who executed the foregoing Articles of Incorporation, and who swore to and acknowledged before me that she executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the state and county aforesaid, this 21 day of June, 1996.



PAUL RUSSO
My Comm Exp. 7/22/96
Bonded By Service Inc
No. CC217428
☒ Personally Known ☐ Other L.A.

Paul Russo
Notary Public
My Commission Expires:

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THE STATE NAMING AGENT
UPON WHOM PROCESS MAY BE SERVED**

In pursuance of Chapter 48-091, Florida Statutes, the following is submitted, in compliance with said Act:

First--that **CENTRAL FLORIDA REALTY AND INVESTMENTS OF ORLANDO, INC.** desiring to organize under the laws of the State of Florida, with its principle office, as indicated in the Articles of Incorporation, at City of Maitland, County of Orange, State of Florida, has named **DONNA PHERAI**, of 1515 South Orlando Avenue, Maitland, Florida 32751, as its agent to accept service of process within this state.

ACKNOWLEDGEMENT

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said act relative to keeping open said offices.



DONNA PHERAI
Registered Agent

FILED
95 JUL 17 PM 2:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA