

P96000065639

LAW OFFICES
JAMES P. PANICO
PROFESSIONAL ASSOCIATION
111 SOUTH MAITLAND AVENUE
MAITLAND, FLORIDA 32751-8807

CORPORATION AND BUSINESS LAW
WILLS, ESTATES AND ESTATE PLANNING
CERTIFIED MAIL
RETURN RECEIPT REQ.

TELEPHONE (407) 847-7800
FAX (407) 847-1480

July 22, 1996

Secretary of State
Corporate Division
P.O. Box 6327
Tallahassee, FL 32301

RECEIVED STATE DEPT
-00/01/236-01004-000
***\$122.50 ***\$122.50

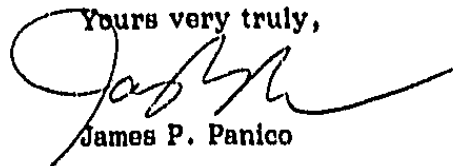
Re: Property Management & Consulting, Inc.

Dear Gentlemen:

Enclosed herewith please find original and one copy of the Articles of Incorporation and Designation of Resident Agent for the above referenced corporation. We also enclose our firm's check in the amount of \$122.50.

Would you please be so kind as to file the enclosed incorporation and return a certified copy of the Articles to the undersigned.

Yours very truly,


James P. Panico

JPP/sr
Enc.

AUG 1 1996

2392

W96-16093

FILED
36 AUG -7 AM 7:35
SECRETARY OF STATE
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

August 1, 1996

JAMES P. PANICO, ESQ.
111 SOUTH MAITLAND AVENUE
MAITLAND, FL 32751-5697

SUBJECT: PROPERTY MANAGEMENT & CONSULTING, INC.
Ref. Number: W96000016093

We have received your document for PROPERTY MANAGEMENT & CONSULTING, 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 name you are requesting is unavailable, since it has been previously requested by another individual and the document was returned to the individual for corrections and has not yet been resubmitted. However, such name may become available when the work received in this office on September 25, 1996 has been processed.

This office holds a requested name for 60 days when a document is returned for corrections.

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) 487-6925.

Brenda Baker
Corporate Specialist

Letter Number: 296A00036881

ARTICLES OF INCORPORATION
OF
CONSULTING & PROPERTY MANAGEMENT, INC.

FILED
96 AUG -7 AM 7:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscribers to these Articles of Incorporation, natural persons competent to contract, hereby form a corporation for profit under the laws of the State of Florida.

ARTICLE I - NAME

The name of the Corporation is Consulting & Property Management, Inc.

ARTICLE II - NATURE OF BUSINESS

The general character or nature of the business to be transacted by this corporation is as follows:

(a) To acquire by purchase, lease or otherwise, lands and interest in lands, and to own, hold, improve, develop and manage any real estate so acquired, and to erect, or cause to be erected, on any lands owned, held or occupied, and to encumber or dispose of any lands, or interest in lands, and any buildings or other structures, at any time owned or held by the corporation; to buy, sell, mortgage, exchange, lease, hold for investment or otherwise, use and operate, real estate of all kinds, improved or unimproved, or any right or interest therein.

(b) To acquire, by purchase, lease, manufacture or otherwise, any personal property deemed necessary or useful in the equipment, furnishing, improvement, development or management of any property, real or personal, at any time owned, held or occupied by the corporation and to invest, trade, lease, rent, encumber or dispose of any personal property at any time owned or held by the corporation.

(c) To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes and other evidences of indebtedness, and to execute such mortgages, transfers of corporate property or other instruments to secure the payment of corporate indebtedness as required.

(d) To purchase the corporate assets of any other corporation and engage in the same or other character of business.

(e) To become a partner with any person or persons, corporation or any other business entity and engage in the same or other character of business.

(f) To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of capital stock of, or any bonds, securities or other evidences of indebtedness created by any other corporation of the State of Florida or any other state or government and while owner of such stock, to exercise all of the rights, powers and privileges of ownership, including the right to vote such stock.

(g) To enter into, make, perform and carry out contracts and agreements of every kind, for any lawful purpose, without limit as to amount, with any firm, association or corporation; and to transact any further and other business necessarily conducted with the purposes of this corporation, or calculated to facilitate the same.

(h) To carry on any or all of its operations and business, and to promote its objects within the State of Florida or elsewhere, without restriction as to place or amount; and to have, use, exercise and enjoy all of the general powers of like corporations.

(i) To do any or all of the things herein set forth to the same extent as natural persons might or could do, and in any part of the world as principals, agents, contractors or otherwise, alone or in company with others, and to do and perform all such things and acts as may be necessary or profitable or expedient in carrying on any of the business or acts above named.

The intention is that none of the objects and powers as hereinabove set forth, except where otherwise specified in this Article, shall be in anywise limited or restricted by reference to or inference from the terms of any other objects, powers or clauses of this Article or any other Articles, but that the objects and powers specified in each of the clauses in this Article shall be regarded as independent objects and powers.

ARTICLE III - CAPITAL STOCK

The maximum number of shares of stock which this corporation is authorized to have outstanding at any time is 7,500 shares of common stock, each share having a par value of \$1.00. Said authorized shares may be divided into voting and non-voting shares before issuance by action of the Board of Directors; provided, however, that in the event such designation is not specifically made by the Board of Directors, said stock shall be deemed voting.

Authorized capital stock may be paid for in cash, service or property at a just value to be fixed by the Board of Directors of this corporation at any regular or special meeting.

ARTICLE IV - INITIAL CAPITAL

The amount of the capital with which this corporation shall begin business is \$500.00.

ARTICLE V - TERM OF EXISTENCE

This Corporation shall have perpetual existence.

ARTICLE VI - ADDRESS

The initial street address of the principal office of this corporation shall be 2060 Thunderbird Trail, Maitland, Florida, 32751. The Board of Directors may from time to time designate such other address and place for the principal office of this corporation as it may see fit.

ARTICLE VII - DIRECTORS

The corporation shall have one (1) director initially. The number of directors may be increased or diminished from time to time by the By-Laws but shall never be less than one.

ARTICLE VIII - INITIAL DIRECTORS

The names and street addresses of the initial directors who shall hold office until their successors are elected and have qualified are as follows:

Beverly L. Sibley, 2060 Thunderbird Trail, Maitland, FL 32751

ARTICLE IX - SUBSCRIBERS

The names and street addresses of the subscribers to these Articles of Incorporation, the number of shares agreed to take and the value of the consideration therefore are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u># OF SHARES</u>	<u>AMOUNT</u>
Beverly Ann Leet Sibley as Trustee of the Beverly Ann Leet Sibley Revocable Trust Dated April 20, 1994	2060 Thunderbird Trail Maitland, FL 32751	500	\$ 500.00

ARTICLE X - EFFECTIVE DATE

These Articles of Incorporation shall be effective upon filing.


ARTICLE XI - REGISTERED AGENT

The Registered Agent of this corporation shall be Beverly L. Sibley.

ARTICLE XII - AMENDMENT

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders and approved at a stockholders' meeting by a majority of the stockholders entitled to vote thereon, manifesting their intention that a certain amendment to these Articles of Incorporation be made.


IN WITNESS WHEREOF, we have hereunto set our hands and seals, acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida, this 22 day of July, 1996.


Beverly L. Sibley, Incorporator

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, an officer duly authorized to administer oaths and take acknowledgements in the State and County aforesaid personally appeared BEVERLY L. SIBLEY, well known to me to be the person described in the foregoing instrument or who has produced _____ as identification, and acknowledged before me that she executed the same for the purposes expressed therein, and who did/did not take an oath.

22 WITNESS my hand and official seal in the County and State aforesaid this day of July, 1998.



Notary Public
Print Name: Susan A. Rawson



SUSAN A RAWSON
My Commission GC300306
Expires Mar. 30, 1998
Bonded by HAI
800-422-1855

CONSULTING & PROPERTY MANAGEMENT, INC.

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

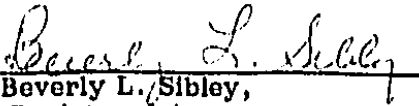
Pursuant to Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First, that CONSULTING & PROPERTY MANAGEMENT, INC., qualified to do business under the laws of the State of Florida, with its principal office located at 2000 Thunderbird Trail, Maitland, 32751, County of Orange, State of Florida, has appointed BEVERLY L. SIBLEY, at 2000 Thunderbird Trail, Maitland, 32751, County of Orange, State of Florida, 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 place designated in this certificate, I acknowledge that I am familiar with and accept the duties and responsibilities as resident agent for said corporation.

Dated: July 23, 1996.


Beverly L. Sibley,
Registered Agent

FILED
96 AUG -7 AM 7:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA