

196000 75917

Requestor Name  
**JAMES THAYER**  
**LAVANHAM COURT**  
**SAF. PKA FL 32712**

Office Use Only

IBER(S), (if known):

*South Properties, Inc.*  
(Corporation Name) (Document #)

2. (Corporation Name) (Document #)

3. (Corporation Name) (Document #)

4. (Corporation Name) (Document #)

SEP 11 1996  
00/11/96 - 01049 - 019  
\*\*\*\*\*70.00 \*\*\*\*\*70.00

SEP 11 PM 2:09  
FBI  
REC'D

☐ Walk in

☐ Pick up time

☐ Certified Copy

☐ Mail out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

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

*Ag/12*

ARTICLES OF INCORPORATION  
OF  
SOUTH PROPERTIES, INC.

FILED  
66 SEP 11 PM 2:09  
CLERK OF DISTRICT COURT  
JULIA S. GIBSON

The undersigned subscriber to these Articles of Incorporation, each a natural person competent to contract, hereby associate themselves together to form a corporation under the laws of the State of Florida.

ARTICLE I - NAME

The name of the corporation is:

SOUTH PROPERTIES, INC.

ARTICLE II - NATURE OF BUSINESS

The general nature of the business transacted by this corporation shall be: Acquisition, renovation and resale of real estate.

(b) To manufacture, purchase or otherwise acquire, and to own, mortgage, pledge, sell, assign, transfer or otherwise dispose of, and to invest in, trade in, deal in and with, goods, wares, merchandise, real and personal property, and services of every class, kind and description.

(c) To conduct business in, have one or more offices in, and buy, hold, mortgage, pledge, sell, convey, lease or otherwise dispose of real and personal property, including franchises, patents, copyrights, trademarks and licenses in the State of Florida, and in all other states, districts, territories, countries or colonies.

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

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

(f) To acquire by purchase, subscription or otherwise, and to receive, hold, own, guarantee, sell assign, exchange, underwrite, transfer, mortgage, pledge or otherwise dispose of or deal in and with any of the shares of the capital stock, or any voting certificates in respect of the shares of capital stock, or any voting certificates in respect of the shares of capital stock, scrip, warrants, rights, bonds, debentures, notes, trust receipts, and other securities, obligations, choses in action and evidence of indebtedness or interest issued or created by any corporation, joint stock companies, syndicates, associations, firms, trusts or persons, public or private, or by the government of the United States of America, or by any foreign government, or by any state, territory, province, municipality or other political subdivision or by any governmental agency, and as owner thereof to possess and exercise all the rights, powers and privileges of ownership, including the right to execute consents and vote thereon, and to do any and all acts and things necessary or advisable for the preservation, protection, improvement and enhancement in value thereof.

(g) Transact any and all business or businesses allowable under the laws of Florida and of the United States of America.

(h) in general, to carry on any other business in connection with the foregoing, and have and exercise all the powers conferred by the laws of Florida upon corporations formed under its laws, and or all things hereinbefore set forth to the same extent as natural persons might or could do.

#### ARTICLE III - CAPITAL

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is:

All of the aforementioned stock is to be issued as fully paid for and exempt from assessment.

The capital stock may be paid for in money, property, labor or services, at a just valuation to be fixed by the incorporators or by the directors at a meeting called for such purpose.

#### ARTICLE IV - INITIAL CAPITAL

The amount of capital with which this corporation shall begin business is not less than Five Hundred (\$500.00) Dollars.

#### ARTICLE V - TERM OF EXISTENCE

This corporation is to exist perpetually.

#### ARTICLE VI - ADDRESS

The initial post office address of this corporation in the State of Florida is: 1327 Lavanham Court, Apopka, FL 32712

The Board of Directors may from time to time move the principal office to any other address in Florida.

ARTICLE VII - DIRECTORS

This corporation shall have three directors initially. The number of directors may be increased from time to time in such manner as may be prescribed by the By-Laws, but shall never be less than .

The corporation shall indemnify and hold harmless each person who shall serve at any time hereafter as director or officer of the corporation, and any person who serves at the request of this corporation, as a director or officer of any other corporation, from and against any and all claims and liabilities to which such person shall become subject by reason of his having heretofore or hereafter being a director or officer of the corporation, or by reason of any action alleged to have been heretofore or hereafter taken or omitted by him as such director or officer, and shall reimburse each such person for all legal and other expenses reasonably incurred by him in connection with any claim or liability provided that no person shall be indemnified against, or be reimbursed for, any expense incurred in connection with any claim or liability as to which it shall be adjudged that such officer or director is liable for negligence or willful misconduct in the performance of his duties.

The rights accruing to any person under the foregoing provisions shall not exclude any other right to which he may be lawfully entitled, nor shall anything herein contained restrict the right of the corporation to indemnify or reimburse such person in any proper case even though not specifically herein provided for.

No contract or other transaction between this corporation and any other corporation, and no act of this corporation shall in any way be effected or invalidated by the fact that any of the directors of the corporation are pecuniarily or otherwise interested in, or are directors or officers of, such other corporation; any director individually, or any firm of which any director may be a member, may be a party to, or may be pecuniarily or otherwise interested

In, any contract or transaction of the corporation provided that the fact that he or such firm so interested shall be disclosed or shall have been known to the Board of Directors or such members thereof as shall be present at any meeting of the Board at which action upon any director of the corporation who is also a director or officer of such other corporation or is so interested may be counted in determining the existence of a quorum at any meeting of the Board of Directors of the corporation which shall authorize any such contract or transaction, with like force and effect as if he were not such director or officer of such other corporation or not so interested.

#### ARTICLE VIII - INITIAL DIRECTORS

The names and post office addresses of the members of the first Board of Directors:

<u>Name</u>	<u>Address</u>
Edward Mitchell	1327 Lavanham Court, Apopka, FL 32712
James Thayer	1327 Lavanham Court, Apopka, FL 32712
Bryan Curtis	9722 Bear Lake Road, Apopka, FL 32703

#### ARTICLE IX - SUBSCRIBERS

The names and post office addresses of each subscriber of these Articles of Incorporation are:

<u>Name</u>	<u>Address</u>
Edward Mitchell	1327 Lavanham Court, Apopka, FL 32712
James Thayer	1327 Lavanham Court, Apopka, FL 32712
Bryan Curtis	9722 Bear Lake Road, Apopka, FL 32703

ARTICLE X - 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 stock entitled to vote thereon.

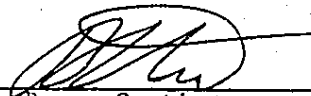
ARTICLE XI - REGISTERED OFFICE AND AGENT

South Properties, Inc. hereby appoints  
James Thayer as its Registered Agent and hereby  
designates as its Registered office 1327 Lavanham Court, Apopka, FL 32712

IN WITNESS WHEREOF, the parties to these Articles of  
Incorporation have hereunto set their hands and seals this 4 day  
of September, 19 96.

  
\_\_\_\_\_  
Edward Mitchell (SEAL)

  
\_\_\_\_\_  
James Thayer (SEAL)

  
\_\_\_\_\_  
Bryan Curtis (SEAL)

STATE OF FLORIDA )  
SS.  
COUNTY OF Orange )

I HEREBY CERTIFY that on this day, before me, a notary  
public, duly authorized in the State and County above named to take  
acknowledgments, personally appeared Edward Mitchell, James Thayer,  
and Bryan Curtis to me known to be the person(s) described as  
subscribers in and who executed the foregoing Articles of Incorporation,

and acknowledged before me that they subscribed to these Articles of Incorporation.

WITNESS my hand and official seal in the County and State aforesaid this 4 day of September, 19 96.

Karen Flash  
Notary Public, State of Florida at Large

My Commission Expires:

KAREN FLASH  
Notary Public, State of Florida  
My Comm. Expires Oct. 21, 1997  
Comm. No. CC325371

ACKNOWLEDGMENT

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

By [Signature]  
Registered Agent  
Date: 9/4/96

FILED  
96 SEP 11 PM 2:10  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA



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

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING  
IS SUBMITTED:

FIRST THAT South Properties, Inc.  
DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA,  
WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF Orlando  
STATE OF Florida, HAS NAMED James Thayer  
LOCATED AT 1327 Lavanham Court, Apopka, FL 32712 CITY OF  
Apopka, STATE OF FLORIDA, AS ITS AGENT TO ACCEPT SERVICE  
OF PROCESS WITHIN FLORIDA.

SIGNATURE

(CORPORATE OFFICER)

TITLE Vice President

DATE

9/4/96

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE  
STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE,  
I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY  
WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE  
PERFORMANCE OF MY DUTIES.

SIGNATURE

DATE

9/4/96

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

96 SEP 11 PM 2:09

FILED