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Corporate Records Bureau
Division of Corporations
Department of State
Post Office Box 6327
Tallahassee, Florida 32314

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***122.50 ***122.50

RE: MOUNT. DORA COMMERCIAL PROPERTIES, INC.

Dear Sir:

With respect to the above referenced corporation, enclosed please find the original and one copy of the Articles of Incorporation and a Registered Agent/Registered Office Certificate, together with a check in the amount of \$122.50 to cover the following costs:

1.	Filing Fee	\$35.00
2.	Certified Copy Charges	52.50
3.	Designation of Registered Agent	35.00

Upon filing of the Articles of Incorporation, please forward the certified copy of same to the above address.

Thank you for your time and attention to this matter.

Sincerely,

MICHAEL G. MANN

FILED
96 DEC 23 PM 3:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

12.30.96
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ARTICLES OF INCORPORATION
OF
MOUNT DORA COMMERCIAL PROPERTIES, INC.

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FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I

Name. The name of this Corporation is MOUNT DORA COMMERCIAL PROPERTIES, INC.

ARTICLE II

Business and Activities. This Corporation may, and is authorized to, engage in any activity or business permitted under the laws of the United States of America and of the State of Florida.

ARTICLE III

Capital Stock. The maximum number of shares of stock that this Corporation is authorized to have outstanding at any one time is Seven Thousand Five Hundred (7,500) Shares of common stock having a par value of One and NO/100 (\$1.00) Dollar.

ARTICLE IV

Term of Existence. This Corporation shall have perpetual existence.

ARTICLE V

Address of the Principal Office and Mailing Address. The principal place of business and mailing address of this Corporation shall be 2303 Fairview Court, City of Eustis, County of Lake, State of Florida 32726.

ARTICLE VI

Initial Registered Agent and Address. The name of the initial registered agent of this corporation is RICHARD H. MANN, and the street address of the Corporation's initial registered office is 2303 Fairview Court, City of Eustis, County of Lake, State of Florida 32726.

ARTICLE VII

Preemptive Rights. Every shareholder, upon the sale for cash of any new stock of this Corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VIII

Number of Directors. The Board of Directors of this Corporation shall consist of at least two (2) and not more than seven (7) Directors. Directors, as such, shall receive such compensation for their services, if any, as may be set by the Board of Directors at any annual or special meeting. The Directors may authorize and require the payment of the reasonable expenses incurred by Directors in attending meetings of the Directors. Nothing in this Article shall be construed to preclude a Director from serving the Corporation in any other capacity and receiving compensation therefor.

ARTICLE IX

Initial Board of Directors. The name and street address of each member of this Corporation's first Board of directors are as follows:

<u>NAME</u>	<u>ADDRESS</u>
RICHARD H. MANN	2303 Fairview Court, Eustis, FL 32726
MICHAEL G. MANN	2303 Fairview Court, Eustis, FL 32726
SUE-ANN MANN	2303 Fairview Court, Eustis, FL 32726

ARTICLE X

Incorporators. The name and street address of the Incorporator to these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
MICHAEL G. MANN	2303 Fairview Court, Eustis, FL 32726

ARTICLE XI

Lost or Destroyed Certificates. Stock certificates to replace lost or destroyed certificates shall be issued on such basis and according to such procedures as are from time to time provided for in the By-Laws of this Corporation.

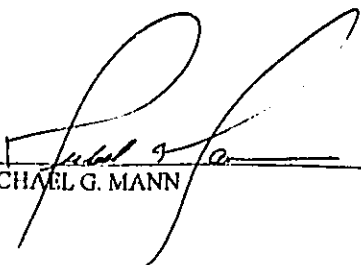
ARTICLE XII

Amendment. These Articles of Incorporation may be amended as 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 issued and entitled to be voted, unless all of the Directors and all of the stockholders sign a written statement manifesting their intention that a certain amendment to these Articles of Incorporation be made.

ARTICLE XIII

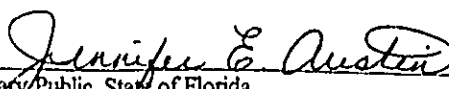
Commencement. Corporate existence shall commence at the time of the signing of the Articles of Incorporation in accordance with Florida Statutes, Sec. 607.167(1).

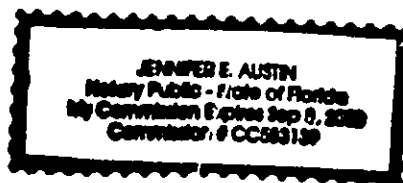
IN WITNESS WHEREOF, the undersigned does set his hand and seal and has, under the laws of the State of Florida, this 30 day of November, 1996.


MICHAEL G. MANN (SEAL)

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me on November 30, 1996, by MICHAEL G. MANN, who is personally known to me or who produced the following form(s) of identification: _____


Notary Public, State of Florida
Jennifer E. Austin
(Printed Name of Notary Public)



Jennifer E. Austin, Notary Public
☒ Personally Known (OR)
☐ Produced Identification

(Type of Identification produced)

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

Pursuant to the provisions of Sec. 607.0501, Florida Statutes, the undersigned Corporation, organized under the laws of the State of Florida, submits the following statement in designating the Registered Agent/Registered Office in the State of Florida:

1. The name of the Corporation is: **MOUNT DORA COMMERCIAL PROPERTIES, INC.**

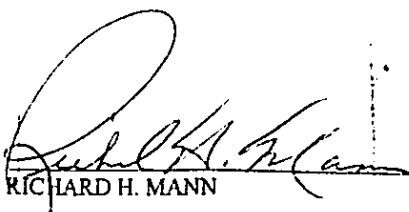
2. The name and address of the Registered Agent and Registered Office are:
RICHARD H. MANN, 2303 Fairview Court, City of Eustis, County of Lake, State of Florida 32726.

DATED: November 30, 1996.


MICHAEL G. MANN, Incorporator

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.

DATED: November 30, 1996.


RICHARD H. MANN

96 DEC 23 PM 3:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED