



THE UNITED STATES
CORPORATION
COMPANY

2970000062189

ACCOUNT NO. : 072100000032

REFERENCE : 465425 137513A

AUTHORIZATION :

COST LIMIT : \$

ORDER DATE : July 17, 1997

ORDER TIME : 10:16 AM

ORDER NO. : 465425-005

CUSTOMER NO: 137513A

CUSTOMER: John D. Mahaffey, Jr., Esq
MAHAFFEY & LEITCH

Suite 200
3438 Lawton Road
Orlando, FL 32803

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-07/17/97--01074--002

***122.50 ***122.50

DOMESTIC FILING

NAME: L & O REALTY GROUP, INC.

EFFECTIVE DATE: PLEASE FILE BEFORE 4:00
TODAY*

X ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

X CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Gail L. Shelby

EXAMINER'S INITIALS:

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

97 JUL 17 PM 12:37

FILED

DIVISION OF CORPORATION

97 JUL 17 AM 11:29

RECEIVED

7

ARTICLES OF INCORPORATION

OF

L & O REALTY GROUP, INC.

FILED

97 JUL 17 PM 12:37

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the Laws of the State of Florida.

ARTICLE ONE: NAME

The name of this corporation is L & O REALTY GROUP, INC.

ARTICLE TWO: NATURE OF BUSINESS

This corporation is being formed for the purpose of operating a real estate brokerage facility including leasing, managing, buying, and selling real and personal property; and further to exercise all those powers granted by Law, including but not limited to the following:

To have perpetual succession by its corporate name unless a limited period of duration is stated in its Articles of Incorporation; To sue and be sued, complain, and defend in its corporate name in all actions or proceedings; 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; To purchase, take, receive, lease, or otherwise acquire, own, hold, improve, use, and otherwise deal in and with real or personal property or any interest therein, wherever situated; 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; To lend money to, and use its credit to assist its officers and employees in accordance with Section 607.141, Florida Statutes; 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 interest 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; 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; 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; To conduct its business, carry on its operations, and have offices and exercise the powers granted by Section 607.011, Florida Statutes within or without this State; To elect or appoint officers and agents of the corporation and define their duties and fix their compensation; 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; To make donations for the public welfare or for charitable, scientific, or educational purposes; To transact any lawful business which the board of directors shall find will be in aid of governmental policy; To pay pensions

and establish and carry out pension plans, profit sharing plans, stock bonus plans, stock option plans, retirement plans, benefit plans, and other incentive and compensation plans for any or all of its directors, officers, and employees, and any or all of the directors, officers, and employees of its subsidiaries; To provide insurance for its benefit on the life of any of its directors, officers, or employees, or on the life of any shareholder for the purpose of acquiring at his or her death shares of its stock owned by the shareholder or by the spouse or children of the shareholder; To be a promoter, incorporator, general or limited partner, member, associate, or manager of any corporation, partnership, limited partnership, joint venture, trust, or other enterprise; and To have and exercise all powers necessary or convenient to effect its purposes.

ARTICLE THREE: CAPITAL STOCK

The maximum number of shares of common stock this corporation is authorized to have outstanding at any one time is one thousand (1,000) shares at a \$1.00 par value, fully paid and non-assessable.

ARTICLE FOUR: INITIAL CAPITAL

The amount of capital with which this corporation will begin business is \$100.00.

ARTICLE FIVE: TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE SIX: ADDRESS

The initial principal office of this corporation is in the State of Florida at 10038 University Boulevard, Orlando, FL. The Board of Directors may from time-to-time move the principal office to any other address in the State of Florida.

ARTICLE SEVEN: REGISTERED AGENT

The initial registered agent is JOHN D. MAHAFFEY, JR., ATTORNEY AT LAW, 3113 Lawton Road, Suite 225, Orlando, FL 32803.

ARTICLE EIGHT: DIRECTORS

This corporation shall have four (4) directors initially. The number of directors may be increased or decreased from time-to-time, by By-Laws adopted by the Stockholders, but shall never be less than one (1) nor more than five (5).

ARTICLE NINE: INITIAL DIRECTORS

The name and address of each of the first Board of Directors are:

Paul T. O'Daniel
464 Citrus Avenue
Oviedo, FL 32765

Charlotte G. O'Daniel
464 Citrus Avenue
Oviedo, FL 32765

Gary Larwood
683 Canadice Court
Winter Springs, FL 32708

Carol Larwood
683 Canadice Court
Winter Springs, FL 32708

ARTICLE TEN: SUBSCRIBERS

The name and address of each of the subscribers of these Articles of Incorporation, the number of shares of stock each agrees to take, and the value of the consideration therefore are:

John D. Mahaffey, Jr.
3113 Lawton Road, Suite 225
Orlando, FL 32803

100 shares at \$1.00 par value

ARTICLE ELEVEN: 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 Stockholder's meeting by a majority of the Stockholders entitled to vote thereon, unless all the directors and all the Stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

DATED this 16th day of July, 1997.


Subscriber

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, a Notary Public authorized in the State and County above-written to take acknowledgements, personally appeared JOHN D. MAHAFFEY, JR., personally known to me, to me known to be the person described as subscriber in and who executed the foregoing Articles of Incorporation, and acknowledged before me that he subscribed to these Articles of Incorporation.

WITNESS my Hand and Official Seal in the State and County above-written this 16th day of July, 1997.


NOTARY PUBLIC Signature



DOUGALD BLEITCH
My Commission CC337150
Expires Jul. 23, 1998
Bonded by HAI
800-422-1655



ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT OF **FILED**

L & O REALTY GROUP, INC.

97 JUL 17 PM 12:37

I, JOHN D. MAHAFFEY, JR., ATTORNEY AT LAW, 3113 **SECRETARY OF STATE**
Suite 225, Orlando, FL 32803, hereby accept the designation as **TAMPA ROAD, FLORIDA**
Registered Agent for L & O REALTY GROUP, INC.

DATED this 16th day of July, 1997.



JOHN D. MAHAFFEY, JR.