

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302
(904) 224-8870 • 1-800-342-8062 • Fax (904) 222-1222

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

97 OCT 22 AM 9: 07

P97000090991

Franklin Realty and
management, Inc.

400002326984--4
-10/22/97--01079--007
****122.50 ****122.50

RECEIVED
97 OCT 22 AM 11:40
DIVISION OF CORPORATIONS

- ✓ Art of Inc. File Cert 10-20-97 **EFFECTIVE DATE**
- ___ LTD Partnership File _____
- ___ Foreign Corp. File _____
- ___ L.C. File _____
- ___ Fictitious Name File _____
- ___ Name Reservation _____
- ___ Merger File _____
- ___ Art. of Amend. File _____
- ___ RA Resignation _____
- ___ Dissolution / Withdrawal _____
- ___ Annual Report / Reinstatement _____
- ___ Cert. Copy _____
- ___ Photo Copy _____
- ___ Certificate of Good Standing _____
- ___ Certificate of Status _____
- ___ Certificate of Fictitious Name _____
- ___ Corp Record Search _____
- ___ Officer Search _____
- ___ Fictitious Search _____
- ___ Fictitious Owner Search _____
- ___ Vehicle Search _____
- ___ Driving Record _____
- ___ UCC 1 or 3 File _____
- ___ UCC 11 Search _____
- ___ UCC 11 Retrieval _____
- ___ Courier _____

Signature _____

Requested by: CB

Name _____

Date 10/22/97

Time 11:00

Walk-In _____

Will Pick Up _____

RP
10-23-97



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

October 22, 1997

CAPITAL CONNECTION, INC.
417 E. VIRGINIA ST.
STE. 1
TALLAHASSEE, FL 32301

SUBJECT: FRANKLIN REALTY AND MANAGEMENT, INC.
Ref. Number: W97000024051

We have received your document for FRANKLIN REALTY AND MANAGEMENT, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The effective date is not acceptable since it is not within five working days of the date of receipt.

Please return the original and one copy of 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 (850) 487-6929.

Randall Purintun
Document Specialist

Letter Number: 897A00051524

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DIVISION OF CORPORATIONS
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ARTICLES OF INCORPORATION OF
"FRANKLIN REALTY and MANAGEMENT, INC"

The undersigned, for the purpose of forming a corporation under the Florida Business Corporation Act, adopt the following articles of incorporation:

ARTICLE ONE
NAME

The name of the corporation is:
"FRANKLIN REALTY and MANAGEMENT, INC"

PRINCIPAL OFFICE
ARTICLE TWO

The street address of the initial principal office of the corporation is:
6757 NW 167 ST. SUITE F-21, MIAMI FLORIDA 33015

EFFECTIVE DATE
10.20.97

ARTICLE THREE
CORPORATE DURATION

The duration of the corporation is perpetual. The date and time of the commencement of corporate existence is OCTOBER 20, 1997.

ARTICLE FOUR
PURPOSE OR PURPOSES

The general purposes for which the corporation is organized are:

1. To engage in the business of property management and all real estate transactions incident to that same activity.
2. To transact any other lawful business for which corporations may be incorporated under the Florida Business Corporation Act or engage in any other trade or business which can, in the opinion of the board of directors of the corporation, be advantageously carried on in connection with or auxiliary to the preceding business.
3. To do such other things as are incidental to the above or necessary or desirable in order to accomplish the above.

**ARTICLE FIVE
CAPITALIZATION**

The aggregate number of shares which the corporation is authorized to issue is 1000. Such shares shall be of a single class, and shall be without par value.

**ARTICLE SIX
REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of the corporation is 6157 NW 167 ST SUITE F-21 MIAMI FLORIDA 33015, and the name of its initial registered agent at such address, is CARL FRANKLIN.

**ARTICLE SEVEN
DIRECTORS**

The number of directors constituting the corporation's initial board of directors is one (1). The name and address of each person who is to serve as a member of the initial board of directors is:

Name	Address
CARL FRANKLIN	6157 NW 167 ST. SUITE F-21 MIAMI FL 33015

**ARTICLE EIGHT
INCORPORATORS**

The name and address of each incorporator is:

Name	Address
CARL FRANKLIN	6157 NW 167 ST. SUITE F-21 MIAMI FL 33015

Executed by the undersigned at Miami, Florida on October 17, 1997.

Carl Franklin
CARL FRANKLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF
OCTOBER, 1997, BY THE ABOVE NAMED INDIVIDUAL WHO IS PERSONALLY KNOWN TO ME
OR DID PRODUCE IDENTIFICATION IN THE FORM OF

TYPE OF IDENTIFICATION

Michael W. Gomez
SIGNATURE OF NOTARY CERT. NO



MICHAEL W. GOMEZ
COMMISSION # CC 488046
EXPIRES AUG 13, 1999
BONDED THRU
ATLANTIC BONDING CO., INC
§§ SEAL §§

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT AND REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 607.0501 or 617.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is:

"FRANKLIN REALTY and MANAGEMENT, INC."

2. The name and address of the registered agent and office is:

CARL FRANKLIN
6157 NW 167 ST. SUITE F-21 MIAMI FL 33015

3. 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.


CARL FRANKLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF Oct., 1997, BY THE ABOVE NAMED INDIVIDUAL WHO IS PERSONALLY KNOWN TO ME OR DID PRODUCE IDENTIFICATION IN THE FORM OF

TYPE OF IDENTIFICATION



SIGNATURE OF NOTARY

CERT. NO



MICHAEL W. GOMEZ
COMMISSION # CC 488048
EXPIRES AUG 13, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.

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DIVISION OF CORPORATIONS, P.O. BOX 6327, TALLAHASSEE, FL