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October 27, 1997

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Corporate Records Bureau  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32301

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-10/29/97--01013--002  
\*\*\*\*122.50 \*\*\*\*122.50

RE: RETURN TO YBOR, INC.

Enclosed herewith please find two copies of the Articles of Incorporation for the above Corporation for filing with your office. Also enclosed is our check in the sum of \$122.50 to cover filing fees, etc.

Very truly yours,



MICHAEL SIERRA

MS:m  
Enc.

FILED  
97 OCT 29 AM 12:51  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

F. CHAMBERLAIN

OCT 30 1997

**ARTICLES OF INCORPORATION**

OF

**RETURN TO YBOR, INC.**

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 I. NAME**

The name of the Corporation shall be:

**RETURN TO YBOR, INC.**

The principal place of business of this Corporation shall be:

**2708 W. Woodlawn Ave., Tampa, FL 33607.**

**ARTICLE II. NATURE OF BUSINESS**

This Corporation may engage in, or transact, any or all lawful activities or business permitted under the Laws of the United States, the State of Florida, or any other State, Country, Territory or Nation. The specific purpose of this Corporation shall be to own, develop and operate real estate, and related services.

**ARTICLE III. CAPITAL STOCK**

The maximum number of shares of stock that this Corporation is authorized to have outstanding at any one time is 1,000 shares of common stock having a par value of \$1.00 per share.

FILED  
97 OCT 29 AM 12:51  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

#### **ARTICLE IV. ADDRESS**

The street address of the initial registered office of the Corporation shall be: **2708 W. Woodlawn Ave., Tampa, FL 33607**, and the name of the initial Registered Agent of the Corporation at that address is: **EDDIE CABALLERO**.

#### **ARTICLE V. TERM OF EXISTENCE**

This Corporation is to exist perpetually.

#### **ARTICLE VI. 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 at the price at which it is offered to others.

#### **ARTICLE VII. SECTION 1244 PROVISION**

The stock of this Corporation is intended to qualify under the requirements of Section 1244 of the Internal Revenue Code and the regulations issued thereunder. Such actions as are necessary will be taken by the appropriate officers to accomplish this compliance.

#### **ARTICLE VIII. SUB-CHAPTER S PROVISION**

It is the intent of the incorporators that the Corporation will file as a Sub-Chapter S Corporation.

### ARTICLE IX. DIRECTORS

This Corporation shall have one (1) director initially. The names and street addresses of the initial members of the Board of Directors are:

<u>DIRECTOR</u>	<u>ADDRESS</u>
<b>EDDIE CABALLERO</b>	<b>2708 W. Woodlawn Ave., Tampa, FL 33607</b>

### ARTICLE X. OFFICERS

The names and addresses of the initial officers of the Corporation who shall hold office for the first year of the Corporation, or until their successors are elected or appointed, are:

<u>OFFICER</u>	<u>ADDRESS</u>
<b>EDDIE CABALLERO</b> <b>Pres./Sec./Treas.</b>	<b>2708 W. Woodlawn Ave., Tampa, FL 33607</b>

### ARTICLE XI. SUBSCRIBER

The name and street address of the subscribers to these Articles of Incorporation are:

<u>NAME</u>	<u>ADDRESS</u>	<u>SHARES OF COMMON STOCK ISSUED</u>
<b>EDDIE CABALLERO</b>	<b>2708 W. Woodlawn Ave. Tampa, FL 33607</b>	<b>500</b>

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this

24 day of October, 1997.

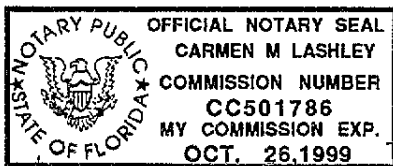
Eddie Caballero (SEAL)  
EDDIE CABALLERO

I Hereby am familiar with and accept the duties and responsibilities as Registered Agent for said Corporation.

Eddie Caballero  
EDDIE CABALLERO  
Registered Agent

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was subscribed to before me on this 24<sup>th</sup> day of October, 1997, by **EDDIE CABALLERO**, who is personally known to me.



Carmen M. Lashley  
NOTARY PUBLIC

COMMISSION NO. \_\_\_\_\_

COMMISSION EXP. \_\_\_\_\_

CARMEN M. LASHLEY  
(Name of Notary typed, printed  
or stamped)

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97 OCT 29 AM 12:51  
TALLAHASSEE, FLORIDA