

P98000061634

Requestor's Name

*J. T. Schur & Associates*

Accountants - Tax Consultants

950 North Federal Highway  
Suite 111  
Pompano Beach, FL 33062

Office Use Only

**CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):**

1. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #)
2. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #)
3. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #)
4. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #)

☐ 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

000002567760-1  
-06/22/98-01062-014  
\*\*\*\*122.50 \*\*\*\*122.50

99 JUN 22 PM 1:52  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

APPROVED  
AND  
FILED

1098-14486

Examiner's Initials

B. BROCK

JUL 13 1998



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

June 24, 1998

J.T. SCHUR & ASSOCIATES  
950 NORTH FEDERAL HIGHWAY  
SUITE 111  
POMPANO BEACH, FL 33062

SUBJECT: DOMINION REALTY GROUP, INC.  
Ref. Number: W98000014486

We have received your document for DOMINION REALTY GROUP, 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 registered agent and street address must be consistent wherever it appears in your document.

We regret that we were unable to contact you by phone. Please return the corrected document with a letter providing us with an address and telephone number where you can be reached during working hours.

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) 487-6925.

Barbara Brock  
Document Specialist

Letter Number: 898A00034712

APPROVED  
AND  
FILED

98 JUN 22 PM 1:52

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF

DOMINION REALTY GROUP INC.

EFFECTIVE DATE  
6-19-98

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The undersigned, in order to form a corporation for the purposes hereinafter stated, by and under the provisions of the laws of the State of Florida, does hereby subscribe to these Articles of Incorporation.

ARTICLE I- NAME

The name of this corporation is:

DOMINION REALTY GROUP INC.

ARTICLE II- DURATION

This corporation shall have perpetual existence. The corporate existence commences on June 19, 1998.

ARTICLE III- PURPOSE

This corporation is organized for the following purposes:

A. Of transacting any or all business permitted under the laws of the United States of America and the laws of the State of Florida.

B. To purchase, sell, lease, operate, own, hold, transfer, convey, mortgage, or otherwise encumber, trade,

exchange, and generally deal in real estate and personal property of every kind, nature and description wheresoever located, both tangible and intangible and including choices in action, either as owner, broker, agent or factor.

C. In the purchase or acquisition of property, business rights or franchise, or for additional working capital, or any other objective in or about its business affairs and without limit as to amount; to incur debts and to raise, borrow and secure the payment of money in any lawful manner, including the issue and sale or other disposition of bonds, evidences of indebtedness, whether secured by mortgage, pledge, deed of trust or otherwise. The corporation may issue its stock for any lawful purposes, including the acquisition of any other entity.

D. To engage in any or all lawful activity and to institute, participate in and promote commercial, mercantile, financial and industrial enterprises and operations, and for the purposes of transacting any or all lawful business.

#### ARTICLE IV- CAPITAL STOCK

This corporation is authorized to issue 500 shares of \$1.00 par value stock, which shall be designated "Common Shares".

ARTICLE VIII- INCORPORATOR

The name and address of the person signing these Articles is:

**ALEXANDER WORTHINGTON**

2550 N. Federal Highway  
Fort Lauderdale, Fl. 33305

ARTICLE IX- BYLAWS

The power to adopt, alter, amend or repeal bylaws shall be vested in the Board of Directors and the shareholders.

ARTICLE X- CUMULATIVE VOTING

At each election for directors every shareholder entitled to vote at such election shall have the right to cumulate his votes by giving one candidate as many votes as the number of directors to be elected at the time multiplied by the number of his shares, or by distributing such votes on the same principle among any number of such candidates.

ARTICLE XI- INDEMNIFICATION

The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE XII- AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation for the uses and purposes herein stated this 19 th day of JUNE 1998.

  
-----  
ALEXANDER WORTHINGTON      Subscriber

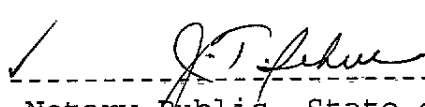
STATE OF FLORIDA      )

SS

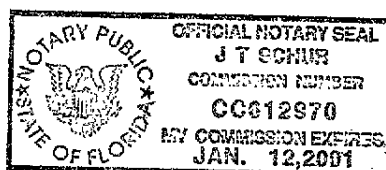
COUNTY OF PALM BEACH )

BEFORE ME, an officer authorized to take acknowledgment in the State and County set forth above, personally appear ALEXANDER WORTHINGTON and well known to me to be the person described in and who executed the foregoing Articles of Incorporation, and acknowledged to and before me that he executed the same freely and voluntarily for the uses and purposes expressed therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 19 day of JUNE, 1998.

  
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Notary Public, State of Florida

Commission Expires: 1/12/01



ARTICLE V- PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this Corporation 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 VI- INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered/principal office of this corporation is: 950 N.Federal Hwy. Suite 100  
Pompano Beach, Fl.33062

The name of the initial registered agent of this corporation at this address is: J.T.SCHUR

ARTICLE VII- INITIAL BOARD OF DIRECTORS

This corporation shall have two (2) directors initially. The number of directors may be either increased or diminished from time to time by the by-laws. The name and address of the initial director(s) of this corporation until the first annual meeting of shareholders or until their successors are elected and shall qualify are:

NAME

ADDRESS

ALEXANDER WORTHINGTON

2550 N. Federal Hwy.  
Fort Lauderdale, Fl. 33305

NICHOLAS TUFFNEY

2550 N. Federal Hwy. Fort  
Lauderdale, Fl. 33305

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED.**


In pursuance of Chapter 48.091 Florida Statutes, the  
following is submitted in compliance with said Act:

First DOMINION REALTY GROUP INC. desiring to organize under  
the laws of the State of Florida has named J.T. SCHUR  
located at 950 N. Federal Hwy. Suite 100 Pompano Beach, Fl.  
33062 as its agent to accept service of process within this  
state.

**ACKNOWLEDGMENT; (MUST BE SIGNED BY DESIGNATED AGENT)**

Having been named to accept service of process for the  
above stated corporation, at the 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:

  
J.T. SCHUR  
(Registered Agent)

98 JUN 22 PM 1:52  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

APPROVED  
AND  
FILED