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GEORGE BUNASSAR  
1724 S.W. 22nd Terrace  
Miami, Florida 33145

FILED

98 JUL 13 PM 3:58

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

July 3, 1998

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\*\*\*\*122.50 \*\*\*\*122.50

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
P. O. BOX 6327  
Tallahassee, FL 32314

RE: True Value Real Estate, Inc.

Dear Sir/Mam:

Enclosed you will find the original Articles of Incorporation of the above styled corporation, a copy of the same, and a money order in the amount of \$122.50 representing the filing fee.

Please have the Articles filed and remit a certified copy in the stamped, self-addressed envelope provided.

Thanking you in advance for your prompt attention and cooperation in this matter.

Sincerely,

  
GEORGE BUNASSAR

GB/cd

Enclosures

P. Hall

JUL 13 1998

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**ARTICLES OF INCORPORATION  
OF  
TRUE VALUE REAL ESTATE, INC.**

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**ARTICLE I**

The name of this Corporation: **TRUE VALUE REAL ESTATE, INC..**

**ARTICLE II**

This Corporation is organized for the purpose of transacting and to engage in any activity or business permitted under the laws of the State of Florida and The United States of America.

**ARTICLE III**

This Corporation is authorized to issue 7,500 shares of common stock of One (\$ 1.00) Dollar par value. No other class of stock is authorized.

**ARTICLE IV**

The principal office, mailing address and initial registered office of this Corporation is: 1724 S.W. 22nd Terrace, Miami, Florida 33145, and the name of the initial registered agent of this Corporation, at the above address is: **George Bunassar.**

**ARTICLE V**

This Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment thereto, and any right conferred upon the shareholders is subject to this reservation. However, all corporate powers shall be exercised by or under the authority of, and the business and affairs of the Corporation shall be managed under the direction of a majority vote of the shareholders of this Corporation.

**ARTICLE VI**

This Corporation shall have one (1) Director initially, but the number may be either increased or decreased by its By-Laws, but shall never be less than One (1). The names and addresses of the initial Board of Directors of this Corporation are:

NAME

ADDRESS

George Bunassar

1724 S.W. 22nd Terrace  
Miami, Florida 33145

ARTICLE VII

The name(s) and address(es) of the persons signing these Articles of Incorporation are:

NAME

ADDRESS

George Bunassar

1724 S.W. 22nd Terrace  
Miami, Florida 33145

ARTICLE VIII

The names and addresses of the initial Officers of this Corporation are:

NAME

ADDRESS

OFFICE

George Bunassar

1724 S.W. 22nd Terrace  
Miami, Florida 33145

President/  
Secretary

ARTICLE IX

This Corporation shall have all the corporate powers enumerated in the Florida General Corporation Act, and its amendments and modifications thereof. The Board of Directors and the Shareholders, by a majority vote, shall have the power to adopt, alter, amend or repeal the By-Laws of this Corporation in compliance with the Florida General Corporation Act.

ARTICLE X

The Corporation shall indemnify all Officers or Directors, or any former Officer or Director, to the full extent permitted by law for all acts done or made on behalf of the Corporation.

ARTICLE XI

The Board of Directors of the Corporation may not authorize any mortgage or pledge of, or creation of a security interest in, any and all of the property and assets of the Corporation for the purpose of securing the payment or performance of any obligation of the Corporation, without obtaining prior Shareholder approval of

any and each such transaction by the vote or written consent of the holders of one hundred (100) percent of the shares of the Corporation entitled to vote thereon and not otherwise.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 9<sup>th</sup> day of July, 1998.

George Bunassar  
George Bunassar

STATE OF FLORIDA       }  
                                      } S.S.  
COUNTY OF DADE       }

Sworn to and subscribed before me this 9<sup>th</sup> day of July, 1998, by: George Bunassar, who did/did not take an oath.

A circular notary seal for Sandra Estevez, Notary Public, State of Florida. The seal contains the text: NOTARY PUBLIC, STATE OF FLORIDA, COMMISSION # CC 521717, EXPIRES JAN 2, 2000, BOND THRU ATLANTIC BONDING CO., INC. The seal is stamped over the signature of Sandra Estevez.

My Commission Expires On:

Personally Known: ☒ OR Produced Identification: \_\_\_\_\_  
Identification Produced: \_\_\_\_\_

A circular notary seal for Sandra Estevez, Notary Public, State of Florida. The seal contains the text: NOTARY PUBLIC, STATE OF FLORIDA, COMMISSION # CC 521717, EXPIRES JAN 2, 2000, BOND THRU ATLANTIC BONDING CO., INC. The seal is stamped over the signature of Sandra Estevez.

## ACCEPTANCE AS RESIDENT AGENT

In pursuance of Chapter 48.081, Florida Statutes, the following is submitted in compliance with said Act:

FIRST, that *TRUE VALUE REAL ESTATE, INC.*, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation in the City of Miami, County of Dade, State of Florida, has named *George Bunassar*, as its resident agent for the Corporation which is located at: 1724 S.W. 22nd Terrace, Miami, Florida 33145 as its agent to accept service of process within this State.

  
George Bunassar

Title: President/Secretary

Dated: 07/09/98

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED ALINE BUSINESS ORGANIZATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I ACCEPT THE DUTIES AND OBLIGATIONS OF SECTION 607.325 FLORIDA STATUTES.

  
George Bunassar

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