

TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

100002810051--8
-03/18/99--01029--002
*****78.75 *****78.75

SUBJECT: Cummings ÷ REGAS REAL ESTATE, Inc.
(Proposed corporate name - must include suffix)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee
& Certificate of Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate of
Status

ADDITIONAL COPY REQUIRED

FROM: MICHAEL REGAS
Name (Printed or typed)

3015 N. OCEAN BLVD. #109-A
Address

FT. LAUDERDALE, FL 33308
City, State & Zip

954-561-1959
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

FILED
99 MAR 18 AM 10:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
MAR 24 1999

FILED
99 MAR 18 AM 10:12
SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION
OF
CUMMINGS & REGAS REAL ESTATE, INC.

ARTICLE I - NAME

The name of this corporation is **Cummings & Regas Real Estate, Inc.**

ARTICLE II - DURATION

This corporation shall have perpetual existence commencing on the date of the filing of these Articles of Incorporation with the Department of State of Florida.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting any or all lawful business.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue 500 shares of \$1.00 par value common stock.

ARTICLE V - QUORUM FOR STOCKHOLDERS' MEETINGS

Unless otherwise provided for in the Corporation's By-Laws, a majority of the shares entitled to vote, represented in person or by proxy, shall be required to constitute a quorum at a meeting of shareholders.

**ARTICLE VI - INITIAL PRINCIPAL AND
REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the initial principal office of the Corporation is Suite #109-A, 3015 N. Ocean Blvd, Ft. Lauderdale, Florida 33308 and the name and address of the initial registered agent of this Corporation is Michael G. Regas, Suite #410, 800 Cypress Grove Drive, Pompano Beach, Florida 33069.

ARTICLE VII - INITIAL BOARD OF DIRECTORS

<u>NAME</u>	<u>ADDRESS</u>
MICHAEL GEORGE REGAS President	Suite #410, 800 Cypress Grove Drive Pompano Beach, Florida 33069
JOHN W. CUMMINGS Vice President	3111 NE 22 Street Ft. Lauderdale, Florida 33305

ARTICLE VIII - INCORPORATOR

The name and address of the Corporation's incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
MICHAEL G. REGAS	Suite #410, 800 Cypress Grove Drive Pompano Beach, Florida 33069

ARTICLE IX - INDEMNIFICATION

The Corporation shall indemnify its officers, directors, and authorized agents for all liabilities incurred directly, indirectly, or incidentally to services performed for the corporation, to the fullest extent permitted under Florida Law existing now or hereinafter enacted.

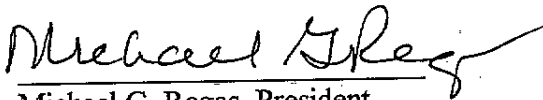
ARTICLE X - RESTRICTION ON TRANSFER OF CAPITAL STOCK

Unless otherwise provided in the Corporation's by-laws, no shares of the capital stock of this corporation may be transferred without the prior approval of the Corporations Board of Directors.

ARTICLE XI - 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 subscribers have executed these Articles of Incorporation this the 16th day of March, 1999.

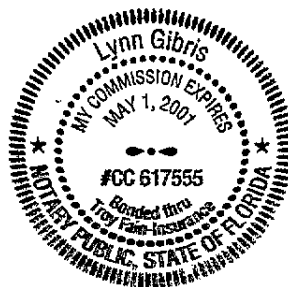

Michael G. Regas, President

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT was acknowledged before me this 16th day of March, 1999, by Michael G. Regas, who is personally known to me and who has produced Known as identification and who did take an oath.


Notary Public

My Commission Expires: May 1, 2001



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

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

That Cummings & Regas 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 at Suite #109-A, 3015 N. Ocean Blvd, Ft. Lauderdale, Florida 33308, has named Michael G. Regas, located at Suite #109-A, 3015 N. Ocean Blvd, Ft. Lauderdale, Florida 33308, as its agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated Corporation, at place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.

By: Michael G. Regas
Resident Agent

Name: Michael G. Regas

Date: 3/16/99

Art-IncCRRE.wpd

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SECRETARY OF STATE
TALLAHASSEE FLORIDA