

Division of Corporations

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Florida Department of State
Division of Corporations
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To: Division of Corporations
Fax Number : (850)922-4001
From: Karen L. DiDea (direct dial no. 407/418-6462)
Account Name : LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.
Account Number : 072720000036
Phone : (407)843-4600
Fax Number : (407)843-4444

ATTORNEY NO. 424
CLIENT NO. 099998
MATTER NO. 10901

PLEASE COMPLETE FILING OF THE ARTICLES OF INCORPORATION WITH AN EFFECTIVE DATE OF May 26, 1999. Thanks! Karen

FLORIDA PROFIT CORPORATION OR P.A.

METROPOLITAN FLORIDA REALTY, INC.

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$78.75

SECRETARY OF STATE
KATHERINE HARRIS
TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION
OF
METROPOLITAN FLORIDA REALTY, INC.

ARTICLE I - NAME

The name of this corporation is Metropolitan Florida Realty, Inc.

ARTICLE II - PRINCIPAL OFFICE AND MAILING ADDRESS

The street address and mailing address of the principal office of the corporation are 1105 Kensington Park Drive, Altamonte Springs, Florida 32714.

ARTICLE III - CAPITAL STOCK

This corporation is authorized to issue TEN THOUSAND (10,000) shares of ONE CENT (\$.01) par value common stock.

ARTICLE IV - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 215 North Eola Drive, Orlando, Florida 32801, and the name of the initial registered agent of this corporation at that address is John F. Lowndes.

This document was prepared by:
JOHN F. LOWNDES, ESQUIRE
Florida Bar Number: 048618
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
P. O. Box 2809
Orlando, Florida 32802-2809
(407) 843-4600

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ARTICLE V - INITIAL BOARD OF DIRECTORS

This corporation shall have five (5) directors initially. The number of directors may be either increased or decreased from time to time as provided in the Bylaws of the corporation, but shall never be less than one (1). The names and addresses of the initial directors are as follows:

Robert A. Mandell

1105 Kensington Park Drive
Altamonte Springs, Florida 32714

Charles W. Gregg

1105 Kensington Park Drive
Altamonte Springs, Florida 32714

Hampton P. Conley

1105 Kensington Park Drive
Altamonte Springs, Florida 32714

Simon Snyder

1105 Kensington Park Drive
Altamonte Springs, Florida 32714

Lester N. Mandell

1105 Kensington Park Drive
Altamonte Springs, Florida 32714

ARTICLE VI - INCORPORATOR

The name and address of the person signing these Articles are as follows:

Robert A. Mandell

1105 Kensington Park Drive
Altamonte Springs, Florida 32714

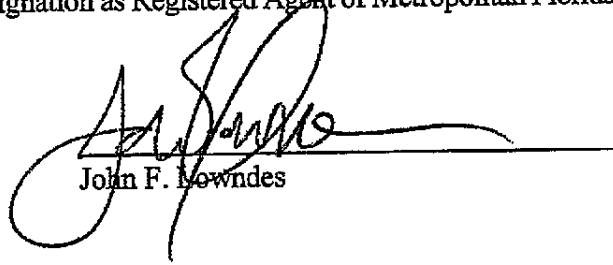
IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 20 day of May, 1999.



Robert A. Mandell, Incorporator

ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts the designation as Registered Agent of Metropolitan Florida Realty, Inc.



John F. Lowndes

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