

Charter Number Only

9602

VALIDATION ONLY

Requestor's Name

Address

City

State

ZIP

Phone

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CORPORATION(S) NAME

B. & J. property management, Inc.

FILED
00 JAN 28 AM 10:46
SECRETARY OF STATE
TALLAHASSEE FLORIDA

- | | | |
|--|--|---|
| ☒ Profit | ☐ Amendment | ☐ Merger |
| ☐ NonProfit | | |
| ☐ Foreign | ☐ Dissolution | ☐ Mark |
| ☐ Limited Partnership | ☐ Annual Report | ☐ Other |
| ☐ Reinstatement | ☐ Reservation | ☐ Change of Registered Agent |
| ☒ Certified Copy | ☐ Photo Copies | ☐ Certificate Under Seal |
| ☐ Call When Ready | ☐ Call If Problem | ☐ After 4:30 |
| ☒ Walk In | ☐ Will Wait | ☒ Pick Up |
| | | ☐ Mail Out |

Name	
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Examiner	
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TALLAHASSEE FLORIDA

Empire Toll Free: 1-800-432-3028

ARTICLES OF INCORPORATION
OF
B. & J. PROPERTY MANAGEMENT, INC.

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ARTICLE I

NAME

The name of this corporation is B. & J. Property Management, Inc., and the address of its principal place of business is 3351 N. 40th Street, Hollywood, Florida 33021.

ARTICLE II

DURATION

This corporation shall have perpetual existence. The effective date of this corporation shall be the date of registration.

ARTICLE III

PURPOSE

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

ARTICLE IV

CAPITAL STOCK – COMPLIANCE WITH I.R.C. SECTION 1244

This corporation is authorized to issue 100 shares of One Dollar (\$1.00) par value common stock. All such common stock shall be issued in a manner insuring conformance with the requirements set forth in I.R.C. Section 1244, permitting ordinary loss treatment for losses suffered in the value of the shares.

ARTICLE V

PRE-EMPTIVE 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 (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 office of this corporation is 3351 N. 40th Street, Hollywood, Florida 33021, and the name of the initial registered agent for service of the corporation at that address is Joseph Betesh.

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 Bylaws but shall never be less than one. The names and addresses of the initial director of this corporation is:

<u>Name</u>	<u>Address</u>
JOSEPH BETESH	3351 N. 40 th Street Hollywood, Florida 33021
BONNIE BETESH	3351 N. 40 th Street Hollywood, Florida 33021

ARTICLE VIII

INCORPORATOR

<u>Name</u>	<u>Address</u>
JOSEPH BETESH	3351 N. 40 th Street Hollywood, Florida 33021

ARTICLE IX

INDEMNIFICATION

This corporation shall indemnify any officer or director acting on behalf of the corporation to the fullest extent permitted by law.

ARTICLE X

AMENDMENT

This corporation reserves the right to amend or repeal any provision 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 incorporator has executed these articles of incorporation this 27th day of January, 2000.

Joseph Betesh
JOSEPH BETESH, Incorporator

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 Section 481.91 and Section 607.034(3), Florida Statutes, the following is submitted in compliance thereof.

B & J. Property Management, Inc., desiring to organize under the laws of the State of Florida, designates as its agent to accept service of process within this State, with its agent's office as indicated in the articles of incorporation, at 3351 N. 40th Street, Hollywood, Florida 33021.

ACKNOWLEDGEMENT OF REGISTERED AGENT:

Having been named to accept service of process for the above-named corporation, at the place designated in this certificate, I hereby agree to act in that capacity, and do further agree to comply with the provisions of the Florida Statutes applicable to the maintenance of said place.

Joseph Betesh
JOSEPH BETESH

Prepared By:
Martin J. Feldman, Esq.
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(954) 733-6890
Florida Bar No. 393835

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