

005470

700006352877--5

Articles of Incorporation
Filed 2-22-1912

8 pgs.

LETTERS PATENT - THE STATE OF FLORIDA.

-----O-----

TO ALL WHOM THESE PRESENTS SHALL COME--GREETING:--

WHEREAS, John M. Dean, Harry T. Rodwell, and Frank C. Alderman, on the twenty-second day of February A. D. 1912 filed in the Office of the Secretary of State a proposed charter of a corporation to be known as

THE DEAN DEVELOPMENT COMPANY,

with a capital of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) dollars, for the purpose of buying, owning, holding, mortgaging, selling, and disposing of real estate, bonds, stocks, mortgages and real and personal property; to loan money on securities, and to borrow money for the purpose of using the same in connection with the business to be carried on by said corporation; to act as agent, broker or factor for persons and corporations upon any basis and in connection with any business that may be determined upon by the Board of Directors; and the said corporation shall have power to enter into co-partnership with persons or corporations in connection with and for the purpose of carrying on any business that the Board of Directors may deem desirable, and upon such terms as may be prescribed by the Board of Directors; to buy, own, hold, sell and dispose of timber, timber-lands, timber leases and timber, and to deal in the same for the purpose of speculation or profit, and such lands as said corporation may buy, own or hold the legal or equitable title to, to subdivide into lots and blocks, and to sell the same, or any part thereof, to persons or corporations, on such terms and conditions as may be determined by the Board of Directors; to act as agent for persons and corporations in negotiating sale of land and other property for concessions or compensation; to establish, own and operate mercantile establishments of any character whatsoever; to erect buildings of all kinds and to hold the same for purposes of rental, and to sell the same upon such terms and conditions as the interests of said corporation may justify; to enter into, make, perform and carry out contracts of every sort and kind with any person, firm, association or corporation, private, public, municipal or body politic, or with the Government of the United States or any State, territory or colony thereof, or any foreign Government; to purchase, lease, exchange, hire, or otherwise acquire any and all rights, privileges, permits, or franchises suitable and convenient for any of the purposes of this business; and the said corporation shall have power to improve

any and all lands or property that it may acquire, and to adopt any convenient means for the purpose of raising funds to make such improvement and to carry on the business for which it is organized; and the enumeration of special powers hereinafter specified shall not be held to be a restriction upon the powers of said corporation, but the said corporation shall have complete powers to do any and all things that may be convenient or necessary for carrying on its business, and the said corporation shall have all the powers authorized by the laws of the State of Florida, and usually granted to corporations organized under said laws, and have published due notice thereof, and have otherwise complied with the statute in such case made and provided;

THEREFORE, THE STATE OF FLORIDA HEREBY INCORPORATES the above named persons, their associates and successors into a body politic and corporate in deed and in law by and under the said name of

THE DEAN DEVELOPMENT COMPANY

and grants unto them full authority to exercise the powers and privileges of a corporation for the purpose above stated, in accordance with their said charter and the laws of this State.

IN WITNESS WHEREOF, These presents have been attested with the GREAT SEAL, and signed and countersigned by the Governor and Secretary of State of the State of Florida, at Tallahassee, the Capital, this the twenty-second day of March A. D. 1912.


Albert W. Gilchrist
GOVERNOR.


H. H. Bradford
SECRETARY OF STATE.

NOTICE OF INTENTION TO APPLY FOR LETTERS PATENT.

Notice is hereby given that the undersigned intend to apply to the Honorable Albert W. Gilchrist, Governor of the State of Florida, at Tallahassee, Florida, on the twenty-second day of March A. D. 1912, for Letters Patent incorporating THE DEAN DEVELOPMENT COMPANY, in accordance with the laws of Florida, under the following proposed charter, the original of which is now on file in the office of the Secretary of State.

John M. Dean.

Harry T. Bodwell,

Frank C. Alderman.

-----o-----

PROPOSED CHARTER OF THE DEAN DEVELOPMENT COMPANY.

The undersigned and such other persons as may hereafter become associated with them as stockholders, do hereby associate themselves together for the purpose of becoming incorporated under the laws of the State of Florida, for the transaction of business under the following proposed charter, and hereby adopt these articles of Incorporation.

ARTICLE I.

The name of this corporation shall be THE DEAN DEVELOPMENT COMPANY. Its principal place of business shall be in the City of Fort Myers, Florida, with branch offices at such points throughout the State of Florida, or elsewhere, as the Board of Directors may see fit to establish.

ARTICLE II.

The general nature of the business to be transacted by said corporation shall be: To buy, own, hold, mortgage, sell, and dispose of real estate, bonds, stocks, mortgages and real and personal property; to loan money on securities, and to borrow money for the purpose of using the same in connection with the business to be carried on by said corporation; to act as agent, broker or factor for persons and corporations upon any basis and in connection with any business that may be determined upon by the Board of Directors; and the said corporation shall have power to enter into co-partnership with persons or corporations in connection with and for the purpose of carrying on any business that the Board of Directors may deem desirable, and upon such terms as may be prescribed by the Board of Directors; to buy, own, hold, sell and dispose of timber, timber-lands, timber leases and lumber, and to deal in the same for the purpose of speculation or profit, and such lands as said corporation may buy, own or hold the legal or equitable title to, to subdivide into lots and blocks, and to sell the same, or any part thereof, to persons or corporations, on such terms and conditions as may be determined by the Board of Directors; to act as agent for persons and corporations in negotiating sale of land and other property for commissions or compensation; to establish, own and operate mercantile establishments of any character whatsoever; to erect buildings of all kinds and to hold the same for purposes of rental, and to sell the same upon such terms and conditions as the interests of said corporation may justify; to enter into, make, perform and carry out contracts of every sort and kind with any person, firm, association or corporation, private, public, municipal or body politic, or with the Government of the United States or any State, territory or colony thereof, or any foreign Government; to purchase, lease, exchange, hire, or otherwise acquire any and all rights, privileges, permits, or franchises suitable and convenient for any of the purposes of this business; and the said corporation shall have the power to improve

any and all lands or property that it may acquire, and to adopt any convenient means for the purpose of raising funds to make such improvement and to carry on the business for which it is organized; and the enumeration of special powers hereinbefore specified shall not be held to be a restriction upon the powers of said corporation, but the said corporation shall have complete powers to do any and all things that may be convenient or necessary for carrying on its business, and the said corporation shall have all the powers authorized by the laws of the State of Florida, and usually granted to corporations organized under said laws.

ARTICLE III.

The amount of capital stock of said corporation shall be One Hundred Thousand (\$100,000.00) Dollars, to be increased hereafter to any amount that may be desired; said capital stock to be divided into Two Thousand (2000) shares of the par value of Fifty (\$50.00) Dollars each; said capital stock may be paid for in whole or in part with lawful money of the United States or in property, labor or services, at a just valuation thereof, to be fixed by the Board of Directors at a meeting to be called for that purpose.

ARTICLE IV.

The term for which said corporation shall exist shall be ninety-nine (99) years from the date of the issuance of its charter.

ARTICLE V.

The business of said corporation shall be conducted by its President, a Vice-President, a Secretary, and a Treasurer, and a Board of not less than three (3) or more than nine (9) Directors. The offices of President and Treasurer may be filled by one or more persons. The stockholders, at a meeting to be held on the first (1st) Monday in April A. D. 1912, and annually thereafter, shall elect not less than three (3) or more than nine (9) of their number as Directors, and said Directors, at their first meeting thereafter, shall elect from their number a President, a Vice-President, a Secretary and a Treasurer.

The officers who are to conduct the business of said corporation until those elected at their first annual election shall be qualified are, John M. Dean, as President; Harry T. Bodwell, as Vice-President; Frank C. Alderman, as Secretary, and John M. Dean, as Treasurer; and John M. Dean, Harry T. Bodwell and Frank C. Alderman, as Directors. Temporary by-laws may be adopted by the Board of Directors until the first annual meeting of the stockholders, and at such meeting the stockholders shall adopt permanent by-laws for the government of the corporation.

ARTICLE VI.

The highest amount of indebtedness or liability to which this corporation shall at any time subject itself shall be double the par value of

ation shall at any time subject itself shall be double the par value of its capital stock.

ARTICLE VII.

The names and residences of the incorporators of said corporation and the subscribers for stock thereof, together with the number of shares of its capital stock subscribed for by each, are as follows:

John M. Dean, Providence, R. I.	236 Shares.
Harry T. Bodwell, Providence, R.I.	2 Shares.
Frank C. Alderman, Fort Myers, Florida.	2 Shares.

IN WITNESS WHEREOF, The parties have to have hereunto set their hands and seals, this thirteenth (13th) day of February A. D. 1912.

John M. Dean (SEAL)
Harry T. Bodwell (SEAL)
Frank C. Alderman (SEAL)

STATE OF RHODE ISLAND)
COUNTY OF PROVIDENCE)

Before me, the undersigned authority, this day personally appeared Harry T. Bodwell, to me well known to be one of the persons described in and who executed the foregoing articles of incorporation, and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, at Providence, Rhode Island, this 17th day of February, A. D. 1912.

(SEAL) Willis Q. Sampson,
Notary Public. My commission expires June
30th 1914.

STATE OF FLORIDA)
COUNTY OF LEE)

Before me, the undersigned authority, this day personally appeared Frank C. Alderman and John M. Dean, to me well known to be the persons described in and who executed the foregoing articles of incorporation, and who severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.


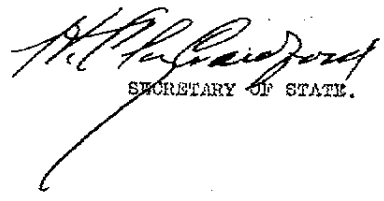
In Witness Whereof, I have hereunto set my hand and affixed my official seal, at Fort Myers, Florida, this thirteenth day of February A. D. 1912.

(SEAL) Henry C. Case,
Notary Public in and for Florida.
My commission expires Feb. 15, 1915.

STATE OF FLORIDA)
OFFICE SECRETARY STATE) SS

I, H. CLAY CRAWFORD, Secretary of State of the State of Florida, do hereby certify that the foregoing is a true and correct copy of the charter of THE DEAN DEVELOPMENT COMPANY, as filed in this office, and recorded in Book #31, Articles of Incorporation, on pages 439 - 446.

Given under my hand, and the GREAT SEAL of the State of Florida, at Tallahassee, the Capital, this the twenty-second day of March A. D. 1912.



SECRETARY OF STATE.