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(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

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(Business Entity Name)

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(Document Number)

Certified Copies _______ Certificates of Status _______

Special Instructions to Filing Officer:

Office Use Only

A16778

JOHN S. COLLINS, PRESIDENT
[illegible] PANCOAST, SECY-TREAS.

MIAMI BEACH IMPROVEMENT CO.
OCEAN FRONT PROPERTY
MIAMI BEACH, FLORIDA

March
8
1926

Mr. H. Clay Crawford, Secretary of State,
Tallahassee, Florida.

Dear Sir:

We enclose herewith original and copy of the CERTIFICATE of REINCORPORATION of The Miami Beach Improvement Company, together with our check for $7.00 to cover the following items:

For filing Certificate of Reincorporation	$2.00
For certified copy of the same	5.00

Will you please file this Certificate of Reincorporation in your office, and when this is done, certify the copy and return it to us.

You will notice that under the original charter of The Miami Beach Improvement Company the capital stock was 3000 shares of common stock of a par value of $100 per share, and that subsequently the charter was amended providing for an additional 3000 shares of common stock of a par value of $100 per share, making a total capital stock now of 6000 shares. All capital stock fees have been paid to you. We point this out merely in order that your office may not be confused under article fourth of the Certificate of Reincorporation, which provides

"The amount of capital with which the corporation began business was Three Hundred Thousand Dollars ($300,000.00) and now is Six Hundred Thousand Dollars ($600,000.00)."

Very truly yours,

THE MIAMI BEACH IMPROVEMENT COMPANY

[signature]

Secretary.

Encl.

CERTIFICATE OF REINCORPORATION

OF

THE MIAMI BEACH IMPROVEMENT COMPANY.

The undersigned, THE MIAMI BEACH IMPROVEMENT COMPANY, a corporation duly incorporated by Letters Patent issued by the State of Florida on the 3rd day of June, 1912, and existing under the laws of said State on July 15, 1925, by its President and Secretary hereunto duly authorized by the stockholders of said Company at a meeting duly convened and held for the purpose of reincorporating said corporation under the provisions of Chapter 10096, Acts of the Legislature of the State of Florida, 1925, and all Acts amendatory thereof, does hereby make, subscribe, acknowledge and file this Certificate for the purpose aforesaid, under the name of "THE MIAMI BEACH IMPROVEMENT COMPANY," as follows:

FIRST: The name of this corporation is "THE MIAMI BEACH IMPROVEMENT COMPANY."

SECOND: The general nature of the business or businesses to be transacted by this corporation shall be that of purchasing, renting, leasing, mortgaging, selling, holding and otherwise acquiring and disposing of real estate and personal property situated or located in the County of Dade in the State of Florida, and the development, improvement, and cultivation of the same; the erection or construction of a bridge across Biscayne Bay in Dade County, Florida, at a point or points, and under such conditions as may hereafter be designated by the Board of Directors of said corporation and permitted by lawful authority having jurisdiction thereof; the erection or construction of such other bridges, viaducts, canals, and improvements as may be deemed necessary for the full and proper operation of said corporation; and the existence of all corporate powers incidental to the full and proper transaction of the business or businesses as hereinbefore set out.

THIRD: The maximum number of shares of stock outstanding at any one time shall be 6,000 shares of common stock of the par value of One Hundred Dollars ($100.00) each, all of one class.

FOURTH: The amount of capital with which the corporation began business was Three Hundred Thousand Dollars ($300,000.00) and now is Six Hundred Thousand Dollars ($600,000.00).

FIFTH: The corporation shall have perpetual existence.

SIXTH: The principal office or place of business of the corporation shall be located in the City of Miami Beach, Dade County, Florida.

SEVENTH: The number of its Directors shall be five (5).

EIGHTH: The names and post office addresses of the present Board of Directors of the corporation (who shall constitute the first Board of Directors after this reincorporation) are as follows:

NAME	POST OFFICE ADDRESS
Irving A. Collins	Miami Beach, Florida
Thos. J. Pancoast	Miami Beach, Florida
Arthur J. Collins	Moorestown, New Jersey
Lester Collins	Moorestown, New Jersey
Katharine E. Pancoast	Miami Beach, Florida

All of said Directors are of full age, and at least one of them is a citizen of the United States.

NINTH: The name and post office address of each subscriber of the original Certificate of Incorporation and the number of shares of stock which each agreed to take are as follows:

NAME	POST OFFICE ADDRESS	NO. OF SHARES
John S. Collins	Moorestown, New Jersey	1,950
Rachel A. Collins	Moorestown, New Jersey	150
Thos. J. Pancoast	Miami Beach, Florida	300
Katharine E. Pancoast	Miami Beach, Florida	300
Mary Collins	Moorestown, New Jersey	100
Arthur J. Collins	Moorestown, New Jersey	50
Irving A. Collins	Miami Beach, Florida	50
Lester Collins	Moorestown, New Jersey	50

TENTH: No contract or other transaction between this corporation and any other corporation shall be affected or invalidated by the fact that any one or more of the Directors of this corporation is or are interested in, or is a director or officer, or are directors or officers, of such other corporation, and any director or directors, individually or jointly, may be a party or parties to, or may be interested in, any contract or transaction of this corporation or in which this corporation is interested; and no contract, act or transaction of this corporation with any person or persons, firm or corporation, shall be affected or invalidated by the fact that any director or directors of this corporation is a party, or are parties to or interested in such contract, act or transaction or in any way connected with such person or persons, firm or association, and each and every person who may become a director of this corporation is hereby relieved from any liability that might otherwise exist from contracting with the corporation for the benefit of himself or any firm, association or corporation in which he may be in anywise interested.

ELEVENTH: THE MIAMI BEACH IMPROVEMENT COMPANY does hereby surrender its existing Charter or Certificate of Incorporation, and does hereby accept the provisions of Chapter 10096, Acts of the Legislature of the State of Florida, 1925, and all Acts amendatory thereof.

IN WITNESS WHEREOF, THE MIAMI BEACH IMPROVEMENT COMPANY has caused this Certificate of Reincorporation to be executed by its President and attested by its Secretary under its corporate seal, this 19th day of March 1926.

THE MIAMI BEACH IMPROVEMENT COMPANY.

By [signature]
President.

ATTEST:

[signature]
Secretary.

STATE OF FLORIDA }
} SS.
COUNTY OF DADE }

Before me, a Notary Public in and for the County and State aforesaid, this day personally appeared ERVIN A. COLLINS and THOS. J. PANCOAST, to me well known and known to me to be the President and Secretary, respectively, of THE MIAMI BEACH IMPROVEMENT COMPANY, and the persons who executed the foregoing Certificate of Reincorporation, and they duly acknowledged the execution thereof to be their free act and deed and the free act and deed of said corporation, for the uses and purposes therein mentioned, and that the facts therein stated are truly set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal this 17th day of March, 1925.

O W Richter

Notary Public for the State of Florida at Large.
My Commission expires [illegible]

STATE OF FLORIDA)
) SS.
COUNTY OF DADE)

THOS. J. PANCOAST, having been first duly sworn, deposes and says: That he is the Secretary of THE MIAMI BEACH IMPROVEMENT COMPANY, a corporation organized and existing under the laws of the State of Florida; that the foregoing and annexed is a full, true and correct copy of a Certificate of Reincorporation regularly submitted to the stockholders of said corporation at a special meeting duly convened and held on Thursday, March 15, 1926, at 3:00 o'clock in the afternoon, at the office of said corporation in the City of Miami Beach, Florida, pursuant to due notice and the By-laws of said corporation, for the purpose of reincorporating said corporation under the provisions of Chapter 10096, Acts of the Legislature of the State of Florida, 1925, and all Acts amendatory thereof, at which meeting the owners of all of the issued and outstanding capital stock of said corporation were present in person or represented by proxy; that at said meeting the said stockholders unanimously adopted the following resolution:

WHEREAS, it is deemed advisable and for the best interest of this Corporation to re-incorporate under the provisions of Chapter 10096 Acts of the Legislature of the State of Florida, 1925, and all Acts amendatory thereof, and

WHEREAS, a form of certificate of re-incorporation has been submitted to this meeting and appended to the minutes of this meeting; now therefore,

BE IT RESOLVED, that this Corporation re-incorporate under the provisions of Chapter 10096 Acts of the Legislature of the State of Florida, 1925, and all Acts amendatory thereof;

FURTHER RESOLVED, that the President of this Corporation be and he hereby is authorized, empowered and directed to execute and file with the Secretary of State of the State of Florida, a certificate of re-incorporation in the form submitted to this meeting and ordered appended to the minutes of this meeting; and that the said form be and the same hereby is approved in all respects.

FURTHER RESOLVED, that the Secretary of this Corporation be and he is hereby authorized, empowered and directed to attest the said certificate of re-incorporation under the corporate seal.

FURTHER RESOLVED, that the President and Secretary of this Corporation be and they hereby are authorized, empowered and directed to surrender the existing Charter or certificate of incorporation of this Corporation, together with all the amendments thereto, and to accept the provisions of Chapter 10096 Acts of the Legislature of the State of Florida, 1925, and all Acts amendatory thereof."

[illegible]

Sworn to and subscribed before me this 19th day of March, 192[illegible].

O W Richter

Notary Public

No. A- 16778-a

NAME

MIAMI BEACH IMPROVEMENT
COMPANY

CERTIFICATE AS TO AGENT

FILED IN THE OFFICE OF
SECRETARY OF STATE
OF FLORIDA

6-30-20

BY

STATE OF FLORIDA

OFFICE

SECRETARY OF STATE.

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED AND NAMES AND ADDRESSES OF THE OFFICERS AND DIRECTORS.

In pursuance of Chapter 11829, Laws of Florida, 1927 Session, the following is submitted, in compliance with said Act:

First, - That THE MIAMI BEACH IMPROVEMENT COMPANY, a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business in the City of Miami Beach, County of Dade, State of Florida, has designated and established the Fisher Building, No. 846 Lincoln Road, City of Miami Beach, County of Dade, State of Florida, as its place of business or domicile for the service of process within this State, and named THOS. J. PANCOAST, whose office is located on the sixth floor of said building, and C. W. RICHTER, whose office is located on the sixth floor of said building, and either of them, as its agents to accept service of process.

As provided in Section 12, the following are the names, offices, specific addresses and postoffice addresses of each of the officers of said corporation, respectively:

NAME	OFFICE	SPECIFIC ADDRESS & POSTOFFICE ADDRESS.
Thos. J. Pancoast	President	2600 Collins Avenue, Miami Beach, Florida.
Katharine B. Pancoast	Vice-President	2600 Collins Avenue, Miami Beach, Florida.
Irving A. Collins	Treasurer	Moorestown, New Jersey.
C. W. Richter	Secretary	2831 Northeast Second Ct., Miami, Florida.
Evelyn Ellis	Assistant Secretary	405 N. E. 24th Street, Miami, Florida.

DIRECTORS:

NAME	SPECIFIC ADDRESS & POSTOFFICE ADDRESS
Thos. J. Pancoast	2600 Collins Avenue, Miami Beach, Florida.
Katharine L. Pancoast	2600 Collins Avenue, Miami Beach, Florida.
Irving A. Collins	Moorestown, New Jersey.
Lester Collins	Moorestown, New Jersey.
Emily Coles Collins	Moorestown, New Jersey.

IN WITNESS WHEREOF said THE MIAMI BEACH IMPROVEMENT COMPANY, has caused this instrument to be executed in its name on its behalf by its duly authorized officials, this ____ day of June, 1930.

THE MIAMI BEACH IMPROVEMENT COMPANY

By ____________________ President

ATTEST: ____________________ Secretary.

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, we hereby severally accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open our respective offices.

____
Thos. J. Pancoast

____
C. W. Richter.

MIAMI BEACH IMPROVEMENT CO.

MIAMI BEACH, FLORIDA

RECEIVED

Secretary of State,
State of Florida,
Tallahassee, Florida.

Dear Sir:

Enclosed for filing in your office is a resident agent and officers and directors certificate for The Miami Beach Improvement Company.

Our check is enclosed for your fees in this connection.

Very truly yours,

THE MIAMI BEACH IMPROVEMENT COMPANY

By: BW Richter
Secretary.

[illegible]-cp

Form D.C.T.R.—For Domestic Corporations.

No.______
Date Rec. DEC 3 - 193
Checked by______
Entered C. B. page______
Tax pd. $500

Corporation Report and Tax Returns

to the

Secretary of State of Florida

As required by Senate Bill No.734, Chap. 14677 (as amended), Laws of Florida, 1931.

HON. R. A. GRAY, Secretary of State,
Tallahassee, Florida.

SIR:

[redacted] we submit below information called for, and enclose remittance for $ 500.00 to pay the tax imposed by said law.

(1) That THE MIAMI BEACH IMPROVEMENT COMPANY
(Give correct name of corporation)

a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within said State at MIAMI BEACH, County of DADE, has designated and established 846 LINCOLN ROAD (Street or Building) City of MIAMI BEACH, County of DADE, State of Florida, as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent

THOS. J. PANCOAST

(2) NAMES AND ADDRESSES OF OFFICERS:

Name.		Address.
THOS. J. PANCOAST	PRESIDENT	MIAMI BEACH FLORIDA
KATHARINE B. PANCOAST	VICE PRESIDENT	MIAMI BEACH FLORIDA
IRVING A. COLLINS	TREASURER	MOORESTOWN NEW JERSEY
C. W. [illegible]	SECRETARY	MIAMI BEACH FLORIDA

(3) NAMES AND ADDRESSES OF DIRECTORS:

Name.	Address.
THOS. J. PANCOAST	MIAMI BEACH FLORIDA
KATHARINE B. PANCOAST	MIAMI BEACH FLORIDA
IRVING A. COLLINS	MOORESTOWN NEW JERSEY
LESTER COLLINS	MOORESTOWN NEW JERSEY
[illegible] COLES COLLINS	MOORESTOWN NEW JERSEY

[illegible]

(4) General nature of main business engaged in DEVELOPMENT AND SALE OF REAL ESTATE

(5) Date incorporated [illegible] 5, 1912

(See copy of law, on back of this sheet.)

Date of last meeting of Board of Directors: AUGUST 26, 1951

Is Corporation active? YES If inactive, state how long

Is it the purpose of the Corporation to begin operation in the future?

CAPITAL STOCK STATEMENT

(6) The total authorized capital stock of the corporation is .... $ 600,000.00

of which there is issued and outstanding

6000 shares 100 par value, amount .... $ 600,000.00

shares no par value, fixed by law (see Section 12)

for purpose of tax at $100.00 per share .... $

Total capital stock outstanding .... $ 600,000.00

Tax as per schedule .... $ 600.00

Note —In the case of no par value shares, a financial statement may be submitted to show the actual value, and this will be the basis of the taxation; or the corporation may elect to value such shares at $100.00 per share.

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

THE MIAMI BEACH IMPROVEMENT COMPANY

(SEAL)

By President or Vice-President.

ATTEST:

Secretary.

WESTERN UNION

1952 MAR 26 AM 10 45

SECRETARY

TALLAHASSEE FLA

DECEMBER

TAXPAYMENT PROTEST

THOMAS J

PANCOAST

December 9, 1931.

Mr. Thos. J. Pancoast,
844 Lincoln Road,
Miami Beach, Florida.
My dear Sir:-

I beg to acknowledge receipt of corporation capital stock tax report for The Miami Beach Improvement Company, and check for $500.00 to cover the tax. You state you are paying this tax under protest. I beg to advise that I can not accept the report under protest, therefore I am placing same in my pending file awaiting further advice from you. If you are willing to withdraw the protest, I shall be glad to file the report.

With kind regards.

Yours very truly,

Secretary of State.

STATE OF FLORIDA,

COUNTY OF Dade

Personally appeared before me THOS. L. BARCLAY

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this .... day of

...... 1921

(SEAL)

(Signature of officer taking acknowledgment)

(8) Having been named as resident agent for

THE MIAMI BEACH IMPROVEMENT COMPANY

(State name of corporation here),

within the State of Florida, I agree to act as such agent for the service of process for said corporation, and am familiar with the place that has been designated in this certificate, and agree to comply with the provisions of said Act relative to keeping open said office.

Resident Agent.

—ACTS OF 1931—AMENDING [illegible]

FILING OF THIS REPORT [illegible]

TAX AMOUNT [illegible]

[illegible] Corporations, authorized to do [illegible] of Florida, to File Reports and [illegible] to File with the Secretary of [illegible] Reports and to Pay a Certain Tax or Filing Fee Thereon.

[illegible] corporations, except such as are [illegible] in Section 6 of this Act, including [illegible] heretofore incorporated under the [illegible] of Florida and those that may here[illegible] under the laws of the State of [illegible] foreign corporations which hereto[illegible] hereafter be authorized to do [illegible] in Florida, to file the same with [illegible] with the Secretary of State an [illegible] return report in such form as [illegible] shall prescribe, giving the [illegible] and directors and the Post [illegible] of each, the home office of the cor[illegible] and address of the resident agent [illegible] of process may be made, the [illegible] engaged in by the corporation, [illegible] meeting of its Board of Directors, [illegible] has been actively engaged [illegible] the previous twelve months or [illegible] have derived and incurred [illegible] number of the shares of the [illegible] corporation with the par value [illegible] of capital stock and if a for[illegible] amount of its capital stock [illegible] State of Florida, and such [illegible] be needed to show if the [illegible] inactive, and such other in[illegible] necessary for the Secretary of [illegible] out the provisions of this [illegible]

[illegible] required to file re[illegible] of this Act shall pay [illegible] the use of the State of [illegible] according to the schedule [illegible] hereafter, shall in no [illegible] greater than $1000.00

[illegible] rates

[illegible] stock not [illegible]	$ 10.00
[illegible] and not [illegible]	25.00
[illegible] and not [illegible]	50.00
[illegible] and not [illegible]	75.00
For Capital stock of over [illegible] and not over [illegible]	$ [illegible]
For Capital stock of over [illegible] and not over [illegible]	[illegible]
For Capital stock of over [illegible] and not over [illegible]	[illegible]
For Capital stock of over [illegible] and not over [illegible]	750.00
For Capital Stock of over [illegible]	1,000.00

The Capital stock above mentioned refers to the invested capital represented by shares of stock outstanding.

Section 3. The Secretary of State shall prescribe the form and furnish the blanks upon request to make the annual reports called for in this Act. It shall be the duty of the Secretary of State to examine the reports when received and if the information called for in this Act is given in such reports he shall file the same as information and keep such reports as public records. He shall pay into the State Treasury to be used for such purposes as the Legislature may determine all moneys collected under the provisions of this Act. Such amounts for printing forms, postage, files, clerical and other expenses found to be actually necessary in carrying out the provisions of this Act is hereby appropriated from such funds not to exceed ten thousand dollars in any one year.

Section 4. The Secretary of State shall cause a notice of the requirement of this Act to be mailed to the last known address of every corporation doing business in the State of Florida which shall fail to file within thirty days after July first, the report called for herein and/or pay the filing fee or tax herein imposed. Every corporation which shall fail to comply with the provisions of this Act within three months after July 1st of each year shall be deemed to be no longer exercising its charter or corporate privileges in this State.

Section 5. Any corporation failing to comply with the provisions of this Act for six months shall forfeit its corporate and charter privileges and shall not be permitted to maintain any action in any court in this State until such reports are filed and all fees due hereunder paid. On January first of each year the Secretary of State shall make up a list of the corporations of record in his office which have failed to comply with the provisions of this Act and shall mail a copy of such lists to the Clerks of the Circuit Courts, the Civil Courts of Record, the Circuit Judges and the Justices of the Peace of this State.

Section 6. The following shall be exempt from the provisions of this Act: railroad companies, pullman companies, telephone and telegraph companies, bank and trust companies, building and loan associations, insurance companies, co-operative marketing associations, and corporations not for profit; these corpora-

No. 2-167788

Date Rec. ....

CORPORATION REPORT AND

TAX RETURN OF

Miami Beach

Improvement

Company

Filed in the office of the Secretary of State

of the State of Florida, this 9th

day of December

A. D. 1931

R. A. Gray

Secretary of State.

Printed by The Record Company, St. Augustine, Florida. [illegible]

Continuation of Chapter 14677—Acts of 1931

tions and companies so exempt from the operation of this Act being regulated by or paying excess taxes under other provisions of law.

Section 7. Nothing in this Act shall be construed as to apply to a corporation that has been adjudged bankrupt or dissolved by order of the court, however, such corporations shall file a statement with the Secretary of State setting forth their status in this respect but shall not be required to pay a tax.

Section 8. The Secretary of State shall mail statement as required in Section 4 to corporations of record subject to the provisions of this Act, giving notice of the time in which the reports must be filed; provided, however, in case of any Florida corporation having been organized less than twelve months prior to July 1st of any year in which the reports are due to be filed and the tax due to be paid and in case of any foreign corporation which has been authorized to do business in Florida for less than twelve months at the time the report is due to be made and the tax is due to be paid, then in that event, the tax due for that year shall be prorated according to the number of months the corporation has been in existence or authorized to do business in this State.

Section 9. All statements required to be filed under this Act shall be for the calendar year and where a corporation's fiscal year ends other than the calendar year it shall have ninety days after the ending of its fiscal year in which to file the statement as provided in this Act.

Section 10. Any clause or section of this Act which, for any reason, may be held or declared invalid may be eliminated and the remaining portions thereof shall be and remain in full force and be valid in the same manner and to the same extent as if such invalid clause or section had not been incorporated therein.

Section 11. Any corporation paying the maximum fee herein provided for shall not be required to file any reports whatsoever as required by the provisions of this Act.

Section 12. In the event the shares of stock of any such corporation should be no par value, then for the purposes of this Act, each share shall be deemed or presumed to have value of at least $100.00 per share, which presumption may be overcome by actual proof submitted to the Secretary of State. For the purposes of this Act the Secretary of State is hereby authorized to make such investigation as he may consider necessary and to increase or decrease the value of no-par value stock as he may determine to be correct from the proof submitted.

Approved May 29, 1931.

Form OC-?-R

Corporation Report and Tax Returns

to the

Secretary of State of Florida

As required by Senate Bill No. 734, Laws of Florida, 1931.

No. ....

Date Rec. SEP 2 [illegible] 1932

Checked by ....

Entered C. B. page ....

Tax pd. $ 50 ....

HON R. A. GRAY, Secretary of State,
Tallahassee, Florida.

SIR:

In compliance with the law above referred to we submit below information called for, and enclose remittance for $500.00 to pay the tax imposed by said law.

(1) That The Miami Beach Improvement Company (Give correct name of corporation) a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within said State at Miami Beach Fla. County of Dade has designated and established 826 Lincoln Road (Street or Building) City of Miami Beach, County of Dade, State of Florida, as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent Thos. J. Pancoast

(2) NAMES AND ADDRESSES OF OFFICERS:

Name.		Address.
Thos. J. Pancoast	Prest.	Box 148 Miami Beach Fla.
Katharine B. Pancoast	V. Pres.	"
Irving A. Collins	Treas.	Moorestown N.J.
C.W.Richter	Secy.	Box 148 Miami Beach Fla.

(3). NAMES AND ADDRESSES OF DIRECTORS:

Name.	Address.
Thos J. Pancoast	Miami Beach Fla
Katharine B. Pancoast	"
Irving A. Collins	Moorestown N.J.
Lester Collins	"
Emily Coles Collins	"

(4) General nature of main business engaged in Development and sale of Real Estate

(5) Date incorporated. June 3rd 1912

☞ (See extracts from law, on back of this sheet.)

CAPITAL STOCK STATEMENT

(6) The total authorized capital stock of the corporation is ... $ 600,000.00

of which there is issued and outstanding

6000 shares 100 par value, amount $ 600,000.00

shares no par value, fixed by law (see Section 12) for purpose of tax at $100.00 per share $

Total capital stock outstanding $ 600,000.00

Tax as per schedule, $290.00

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

(SEAL)

By President or Vice-President.

ATTEST:

Ole Richter

Secretary.

STATE OF FLORIDA,
COUNTY OF Dade

Personally appeared before me Thos. J. Pancoast

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this 27 day of September, 1932

(SEAL)

Joseph H. ...

(Signature of officer taking acknowledgment)

(8) Having been named as resident agent for

The Miami Beach Improvement Company

(State name of corporation here)

within the State of Florida, I agree to act as such agent for the service of process for said corporation, and am familiar with the place that has been designated in this certificate, and agree to comply with the provisions of said Act relative to keeping open said office.

Thos. J. Pancoast

Resident Agent

EXTRACTS FROM THE LAW REQUIRING THE FILING OF THIS REPORT

[illegible]

Approved May [illegible]

No. ____________

CORPORATION REPORT AND

TAX RETURN OF

[illegible]

Filed in the office of the Secretary of State of the State of Florida, this [illegible]

day of [illegible]

A. D. 193[illegible]

[illegible]

Secretary of State.

Form D.C.T.R.—For Domestic Corporations.

Corporation Report and Tax Returns
to the
Secretary of State of Florida

As required by Senate Bill No. 734, Chap. 14677 (as amended) Laws of Florida, 1931.

No.	
Date Rec.	OCT 11 1933
Checked by	
Entered C. B. page	
Tax pd. $	500

HON. R. A. GRAY, Secretary of State,
Tallahassee, Florida.

SIR:

In compliance with the law above referred to we submit below information called for, and enclose remittance for $ 500.00 to pay the tax imposed by said law.

(1) That The Miami Beach Improvement Company (Give correct name of corporation) a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within said State at Miami Beach County of Dade, has designated and established 846 Lincoln Road (Street or Building) City of Miami Beach, County of Dade, State of Florida, as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent

Thos. J. Pancoast

(2) NAMES AND ADDRESSES OF OFFICERS:

Name.		Address
Thos. J. Pancoast	Prest.	Box 506 [illegible] Beach Fla.
Katharine R. Pancoast	V. Pres.	
Irving A. Collins	Treas.	Moorestown N.J.
C. W. Richter	Secy.	Box 506, Miami Beach, Fla.

(3) NAMES AND ADDRESSES OF DIRECTORS:

Name.	Address
Thos. J. Pancoast	Miami Beach Fla.
Katharine R. Pancoast	"
Irving A. Collins	Moorestown N.J.
Lester Collins	" "
Emily Coles Collins	

(4) General nature of main business engaged in Development and sale of Real Estate

(5) Date incorporated June 3rd 1912

(See copy of law, on back of this sheet.)

Date of last meeting of Board of Directors: Sept 5th 1933

Is Corporation active? yes If Inactive, state how long

Is it the purpose of the Corporation to begin operation in the future?

CAPITAL STOCK STATEMENT

(6) The total authorized capital stock of the corporation is $600,000.00

of which there is issued and outstanding

6000 shares 100 par value, amount $ 600.000.00

shares no par value, fixed by law (see Section 12), for purpose of tax at $100.00 per share $ 600.000.00

Total capital stock outstanding $ 600.000.00

Tax as per schedule $ 600.00

Note—In the case of no par value shares, a financial statement may be submitted to show the actual value, and this will be the basis of the taxation; or the corporation may elect to value such shares at $100.00 per share.

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

The Miami Beach Improvement Company

By [signature]

By President [redacted].

(SEAL)

ATTEST:

[signature]

Secretary.

STATE OF FLORIDA

COUNTY OF Dade

Personally appeared before me Thos. J. Pancoast

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this ______ day of

October 1935

(SEAL)

(Signature of officer taking acknowledgment)

Notary Public State of Florida at Large

My Commission Expires

(8) Having been named as resident agent for

The Miami Beach Improvement Company

(State name of corporation here)

within the State of Florida, I agree to act as such agent for the service of process for said corporation, and am familiar with the place that has been designated in this certificate, and agree to comply with the provisions of said Act relative to keeping open said office.

Resident Agent

CHAPTER 14677—ACTS OF 1931—REQUIRING THE FILING OF THIS REPORT
(AS AMENDED)

AN ACT Requiring Corporations Authorized to do Business in the State of Florida, both Foreign and Domestic, Annually to File with the Secretary of State Certain Reports and to Pay a Certain Tax in the Nature of Filing Fee Thereon.

Section 1. All corporations, except such as are specifically exempt in Section 6 of this Act, including those corporations heretofore incorporated under the laws of the State of Florida and those that may hereafter be incorporated under the laws of the State of Florida and all foreign corporations which heretofore have been or may hereafter be authorized to do business in the State of Florida, be and the same are hereby required to file with the Secretary of State on July 1st of each year a sworn report on such forms as the Secretary of State shall prescribe, giving the names of the officers and directors and the Post Office address of each, the home office of the corporation, the name and address of the resident agent upon whom service of process may be made, the main line of business engaged in by the corporation, the date of the last meeting of its Board of Directors, whether the corporation has been actively engaged in business during the previous twelve months or if its charter powers have been dormant and unused during that period, the number of the shares of the capital stock of such corporations with the par value thereof, the total amount of capital stock and if a foreign corporation the amount of its capital stock allocated for use in the State of Florida, and such other information as may be needed to show if the corporation is active or inactive, and such other information as may be necessary for the Secretary of State to have in carrying out the provisions of this Act.

Section 2. Every corporation required to file reports as provided in Section 1 of this Act shall pay to the Secretary of State for the use of the State of Florida, a filing fee or tax according to the schedule set forth in this Section, which, however, shall in no instance be less than $10.00 nor greater than $1000.00.

SCHEDULE FOR FILING FEES

For all corporations with capital stock not exceeding $10,000.00	$ 10.00
For Capital stock of over $10,000.00 and not over $25,000.00	25.00
For Capital stock of over $25,000.00 and not over $50,000.00	50.00
For Capital stock of over $50,000.00 and not over $100,000.00	75.00
For Capital stock of over $100,000.00 and not over $250,000.00	$ 150.00
For Capital stock of over $250,000.00 and not over $500,000.00	300.00
For Capital stock of over $500,000.00 and not over $1,000,000.00	500.00
For Capital stock of over $1,000,000.00 and not over $2,000,000.00	750.00
For Capital Stock of over $2,000,000.00	1,000.00

The Capital stock above mentioned refers to the invested capital represented by shares of stock outstanding.

Section 3. The Secretary of State shall prescribe the form and furnish the blanks upon request to make the annual reports called for in this Act. It shall be the duty of the Secretary of State to examine the reports when received and if the information called for in this Act is given in such reports he shall file the same as information and keep such reports as public records. He shall pay into the State Treasury to be used for such purposes as the Legislature may determine all moneys collected under the provisions of this Act. Such amounts for printing forms, postage, files, clerical and other expenses found to be actually necessary in carrying out the provisions of this Act is hereby appropriated from such funds not to exceed [illegible] thousand dollars in any one year.

Section 4. The Secretary of State shall cause a notice of the requirement of this Act to be mailed to the last known address of every corporation doing business in the State of Florida, which shall fail to file within thirty days after July first, the reports called for herein and/or pay the filing fee or tax herein imposed. Every corporation which shall fail to comply with the provisions of this Act within three months after July 1st of each year shall be deemed to be no longer exercising its charter or corporate privileges in this State.

Section 5. Any corporation failing to comply with the provisions of this Act for six months shall forfeit its corporate and charter privileges and shall not be permitted to maintain any action in any court in this State until such reports are filed and all fees due hereunder paid. On January first of each year the Secretary of State shall make up a list of the corporations of record in his office which have failed to comply with the provisions of this Act and shall mail a copy of such lists to the Clerks of the Circuit Courts, the Civil Courts of Record, the Circuit Judges and the Justices of the Peace of this State.

Section 6. The following shall be exempt from the provisions of this Act, railroad companies, pullman companies, telephone and telegraph companies, bank and trust companies, building and loan associations, insurance companies, co-operative marketing associations, and corporations not for profit; these corporations and companies so exempt from the operation of this Act being regulated by or paying excise taxes under other provisions of law.

No. 14775 A

1932

CORPORATION REPORT AND

TAX RETURN OF

Miami Beach

Improvement

Company Inc.

Filed in the office of the Secretary of State of the State of Florida, this 11

day of October

A. D. 1932

R. A. Gray

Secretary of State.

Continuation of Chapter 14677—Acts of 1931

Section 7. Nothing in this Act shall be construed so as to apply to a corporation that has been adjudged bankrupt or dissolved by order of the court, however, such corporations shall file a statement with the Secretary of State setting forth their status in this respect but shall not be required to pay a tax.

Section 8. The Secretary of State shall mail statement as required in Section 4 to corporations of record subject to the provisions of this act, giving notice of the time in which the reports must be filed; provided, however, in case of any Florida corporations having been organized less than twelve months prior to July 1st of any year in which the reports are due to be filed and the tax due to be paid and in case of any foreign corporation which has been authorized to do business in Florida for less than twelve months at the time the report is due to be made and the tax is due to be paid, then in that event, the tax due for that year shall be prorated according to the number of months the corporation has been in existence or authorized to do business in this State.

Section 9. All statements required to be filed under this Act shall be for the calendar year and where a corporation's fiscal year ends other than the calendar year it shall have ninety days after the ending of its fiscal year in which to file the statement as provided in this Act.

Section 10. Any clause or section of this Act which, for any reason, may be held or declared invalid may be eliminated and the remaining portions thereof shall be and remain in full force and be valid in the same manner and to the same extent as if such invalid clause or section had not been incorporated therein.

Section 11. Any corporation paying the maximum fee herein provided for shall not be required to file any reports whatsoever as required by the provisions of this Act.

Section 12. In the event the shares of stock of any such corporation should be no par value, then for the purposes of this Act, each share shall be deemed or presumed to have value of at least $100.00 per share, which presumption may be overcome by actual proof submitted to the Secretary of State. For the purposes of this Act the Secretary of State is hereby authorized to make such investigation as he may consider necessary and to increase or decrease the value of no-par value stock as he may determine to be correct from the proof submitted.

Approved May 28, 1931.

Form D. C. T. R.— For Domestic Corporations. 1934

Corporation Report and Tax Returns
to the
Secretary of State of Florida

As required by Senate Bill No. 734, Chap. 14677 (as amended) Laws of Florida, 1931.

No.

Date Rec. AUG 1 - 1934

Checked by

Entered C. B. page

Tax pd. $ 5

HON. R. A. GRAY, Secretary of State,
Tallahassee, Florida.

SIR:

In compliance with the law above referred to we submit below information called for, and enclose remittance for $ 500.00 to pay the tax imposed by said law.

(1) That The Miami Beach Improvement Company (Give correct name of corporation) a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within said State at Miami Beach, County of Dade, has designated and established 841 Lincoln Road (Street or Building) City of Miami Beach, County of Dade, State of Florida, as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent Thos. J. Pancoast

(2) NAMES AND ADDRESSES OF OFFICERS:

Name.		Address.
Thos. J. Pancoast	Prest	Box 506 Miami Beach Fla.
Katharine E. Pancoast	V. "	"
Irving A. Collins	Treas	Moorestown N.J.
C.W. Richter	Secy	Box 506 Miami Beach Fla.

(3) NAMES AND ADDRESSES OF DIRECTORS:

Name.	Address.
Thos. J. Pancoast	Miami Beach Fla.
Katharine E. Pancoast	"
Irving A. Collins	Moorestown N.J.
Lester Collins	
Emily Cole Collins	"

(4) General nature of business engaged in: Development and sale of Real Estate

(5) Date incorporated June 3rd, 1912

(See copy of law on back of this sheet.)

Date of last meeting of Board of Directors: Mch 21 1934

Is Corporation active? Yes If inactive, state how long

Is it the purpose of the Corporation to begin operation in the future?

CAPITAL STOCK STATEMENT

(6) The total authorized capital stock of the corporation is $ 600,000.00

of which there is issued and outstanding

6000 shares 100 par value, amount $ 600,000.00

shares no par value, fixed by law (see Section 12) for purpose of tax at $100.00 per share $

Total capital stock outstanding $ 600,000.00

Tax as per schedule $ 500.00

Note:—In the case of no par value shares, a financial statement may be submitted to show the actual value, and this will be the basis of the taxation; or the corporation may elect to value such shares at $100.00 per share.

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

(SEAL)

Henry J. Paisant [signature]

By President or Vice-President

ATTEST:

O.W. Rieketts [signature]

Secretary.

THOS. J. PANCOAST
PRESIDENT

FOUNDED BY
JOHN S. COLLINS

THE MIAMI BEACH IMPROVEMENT COMPANY

MIAMI BEACH, FLORIDA

July 31, 1934.

Honorable R. A. Gray,
Secretary of State,
Tallahassee, Florida.

Sir:

Attached hereto, you will find our check in the amount of $500.00 in payment of Tax as per Schedule and "Corporation Report and Tax Returns" enclosed.

At your convenience, kindly acknowledge receipt of enclosures.

Respectfully submitted,

THE MIAMI BEACH IMPROVEMENT COMPANY.

By [illegible]
President.

STATE OF FLORIDA,
COUNTY OF DADE

Personally appeared before me THOS. J. PANCOAST

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this 20 day of July, 1931.

(SEAL)

(Signature of officer taking acknowledgement)

Notary Public, State of Florida at Large
My Commission Expires July 10, 1933

(8) Having been named as resident agent for THE MIAMI BEACH IMPROVEMENT COMPANY (State name of corporation here) within the State of Florida, I agree to act as such agent for the service of process for said corporation, and am familiar with the place that has been designated in this certificate, and agree to comply with the provisions of said Act relative to keeping open said office.

Resident Agent.

CHAPTER 14677—ACTS OF 1931—REQUIRING THE FILING OF THIS REPORT (AS AMENDED)

AN ACT Requiring Corporations Authorized to do Business in the State of Florida, both Foreign and Domestic, Annually to File with the Secretary of State Certain Reports and to Pay a Certain Tax in the Nature of Filing Fee Thereon.

Section 1. All corporations, except such as are specifically exempt in Section 6 of this Act including those corporations heretofore incorporated under the laws of the State of Florida and those that may hereafter be incorporated under the laws of the State of Florida and all foreign corporations which heretofore have been or may hereafter be authorized to do business in the State of Florida, be and the same are hereby required to file with the Secretary of State on July 1st of each year a sworn report on such form as the Secretary of State shall prescribe, giving the names of the officers and directors and the Post Office address of each, the home office of the corporation, the name and address of the resident agent upon whom service of process may be made, the main line of business engaged in by the corporation, the date of the last meeting of its Board of Directors, whether the corporation has been actively engaged in business during the previous twelve months or if its charter powers have been dormant and unused during that period, the number of the shares of the capital stock of such corporations with the par value thereof, the total amount of capital stock and if a foreign corporation the amount of its capital stock allocated for use in the State of Florida, and such other information as may be needed to show if the corporation is active or inactive, and such other information as may be necessary for the Secretary of State to have in carrying out the provisions of this Act.

Section 2. Every corporation required to file reports as provided in Section 1 of this Act shall pay to the Secretary of State for the use of the State of Florida, a filing fee or tax according to the schedule set forth in this Section, which, however, shall in no instance be less than $10.00 nor greater than $1000.00.

SCHEDULE FOR FILING FEES

For all corporations with capital stock not exceeding $10,000.00	$ 10.00
For Capital stock of over $10,000.00 and not over $25,000.00	25.00
For Capital stock of over $25,000.00 and not over $50,000.00	50.00
For Capital stock of over $50,000.00 and not over $100,000.00	75.00
For Capital stock of over $100,000.00 and not over $250,000.00	$ 100.00
For Capital stock of over $250,000.00 and not over $500,000.00	200.00
For Capital stock of over $500,000.00 and not over $1,000,000.00	500.00
For Capital stock of over $1,000,000.00 and not over $2,000,000.00	750.00
For Capital Stock of over 2,000,000.00	1,000.00

The Capital stock above mentioned refers to the invested capital represented by shares of stock outstanding.

Section 3. The Secretary of State shall prescribe the form and furnish the blanks upon request to make the annual reports called for in this Act. It shall be the duty of the Secretary of State to examine the reports when received and if the information called for in this Act is given in such reports he shall file the same as information and keep such reports as public records. He shall pay into the State Treasury to be used for such purposes as the Legislature may determine all moneys collected under the provisions of this Act. Such amounts for printing forms, postage, files, clerical and other expenses found to be actually necessary in carrying out the provisions of this Act is hereby appropriated from such funds not to exceed ten thousand dollars in any one year.

Section 4. The Secretary of State shall cause a notice of the requirement of this Act to be mailed to the last known address of every corporation doing business in the State of Florida which shall fail to file within thirty days after July first, the report called for herein and/or pay the filing fee of tax herein imposed. Every corporation which shall fail to comply with the provisions of this Act within three months after July 1st of each year shall be deemed to be no longer exercising its charter or corporate privilege in this State.

Section 5. Any corporation failing to comply with the provisions of this Act for six months shall forfeit its corporate and charter privileges and shall not be permitted to maintain any action in any court in this State until such reports are filed and all fees due hereunder paid. On January first of each year the Secretary of State shall make up a list of the corporations of record in his office which have failed to comply with the provisions of this Act and shall mail a copy of such lists to the Clerks of the Circuit Courts, the Civil Courts of Record, the Circuit Judges and the Justices of the Peace of this State.

Section 6. The following shall be exempt from the provisions of this Act: railroad companies, pullman companies, telephone and telegraph companies, bank and trust companies, building and loan associations, insurance companies, co-operative marketing associations, and corporations not for profit;

No. 2-16728-e

1934

CORPORATION REPORT AND TAX RETURN OF

Miami Beach Improvement Company, The

Miami Beach

Filed in the office of the Secretary of State of the State of Florida, this 1st day of Aug. A. D. 1934.

R. A. Gray
Secretary of State.

Continuation of Chapter 14677—Acts of 19

these corporations and companies so exempt fro the operation of this Act being regulated by or pa ing excise taxes under other provisions of law.

Section 7. Nothing in this Act shall be construe as to apply to a corporation that has been adjudg bankrupt or dissolved by order of the court, howeve such corporations shall file a statement with t Secretary of State setting forth their status in th respect but shall not be required to pay a tax.

Section 8. The Secretary of State shall mail stat ment as required in Section 4 to corporations o record subject to the provisions of this act, givin notice of the time in which the reports must b filed; provided, however, in case of any Florida co porations having been organized less than twelv months prior to July 1st of any year in which th reports are due to be filed and the tax due to b paid and in case of any foreign corporation whic has been authorized to do business in Florida for les than twelve months at the time the report is du to be made and the tax is due to be paid, then i that event, the tax due for that year shall be pro rated according to the number of months the corpo ration has been in existence or authorized to d business in this State.

Section 9. All statements required to be filed und er this Act shall be for the calendar year and wher a corporation's fiscal year ends other than the cal endar year it shall have ninety days after the end ing of its fiscal year in which to file the statement as provided in this Act.

Section 10. Any clause or section of this Ac which, for any reason, may be held or declared in valid may be eliminated and the remaining portion thereof shall be and remain in full force and be valid in the same manner and to the same extent a if such invalid clause or section had not been in corporated therein.

Section 11. Any corporation paying the maximum fee herein provided for shall not be required to file any reports whatsoever as required by the provisions of this Act.

Section 12. In the event the shares of stock of any such corporation should be no par value, then for the purposes of this Act, each share shall be deemed or presumed to have a value of at least $100.00 per share, which presumption may be overcome by actual proof submitted to the Secretary of State. For the purposes of this Act the Secretary of State is hereby authorized to make such investigation as he may consider necessary and to increase or decrease the value of no-par value stock as he may determine to be correct from the proof submitted.

Approved May 28, 1931.

Form D. C. T. R.—For Domestic Corporations.

Date Rec.	JUL
Amt. Rec.	
Amt. of Tax	
Refund	Ck.
For Years	

Corporation Report and Tax Returns
to the
Secretary of State of Florida

As required by Senate Bill No. 734, Chap. 14677 (as amended) Laws of Florida, 1931.

HON. R. A. GRAY, Secretary of State,
Tallahassee, Florida. 1936

SIR:

In compliance with the law above referred to we submit below information called for, and enclose remittance for $ 500.00 to pay the tax imposed by said law.

(1) That MIAMI BEACH IMPROVEMENT CO.
(Give correct name of corporation)

P. O. Address MIAMI BEACH, FLORIDA

a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within the State at MIAMI BEACH, County of DADE, has designated and established 6TH FL., FISHER BLDG., (Street or Building) City of MIAMI BEACH County of DADE State of Florida, as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent T. J. PANCOAST

(2) NAMES AND ADDRESSES OF OFFICERS:

Name.		Address.
T. J. PANCOAST,	PRESIDENT,	MIAMI BEACH, FLORIDA
K. R. PANCOAST,	VICE PRES.,	"
I. A. COLLINS,	TREASURER,	MOORESTOWN, N. J.
C. W. RICHTER,	SECRETARY,	MIAMI BEACH, FLORIDA

(3) NAMES AND ADDRESSES OF DIRECTORS:

Name.	Address.
T. J. PANCOAST,	MIAMI BEACH, FLORIDA.
K. R. PANCOAST,	"
I. A. COLLINS,	MOORESTOWN, N. J.
LESTER COLLINS,	
EMILY COLES COLLINS	

(4) General nature of main business engaged in REAL ESTATE

(5) Date incorporated JUNE 3, 1912

☞ (See copy of law, on back of this sheet).

Date of last meeting of Board of Directors: MARCH 12, 1934

Is Corporation active? YES If inactive, state how long

Is the purpose of the Corporation to begin operation in the future ?

CAPITAL STOCK STATEMENT

(6) The total authorized capital stock as follows:

6000 shares of the par value of $100 each

NONE Shares without nominal or par value

OUTSTANDING CAPITAL STOCK AS FOLLOWS:

6000 shares of the par value of $100 each $600,000.00

NONE shares without nominal or par value, fixed by law for purpose of taxation at $100.00 per share $

(See Section 12)

Total outstanding capital stock $600,000.00

Tax as per schedule $ 300.00

Note:—In the case of no par value shares, a financial statement should be submitted to show the actual value, and this will be the basis of the taxation; or the corporation may elect to value such shares at $100.00 per share.

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

(SEAL)

T. J. Pancoast

By President ~~or Vice-President~~

ATTEST:

E. C. Ricketts

Secretary.

STATE OF FLORIDA,
COUNTY OF DADE

Personally appeared before me T. J. PANCOAST

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this Eight day of JULY, 1935

(SEAL)

THOS. J. PANCOAST
PRESIDENT

FOUNDED BY
JOHN S. COLLINS

THE MIAMI BEACH IMPROVEMENT COMPANY

[illegible]
PHONE [illegible] P.O. BOX [illegible]
MIAMI BEACH, FLORIDA

15th July 1936

Mr. R. A. Gray, Secretary of State,
Tallahassee, F l o r i d a.

Dear Sir:

Attached hereto you will find Corporation Report and Tax Returns for 1936, together with our check in the amount of $500.00.

Very truly yours,

THE MIAMI BEACH IMPROVEMENT COMPANY

Thos. J. Pancoast, President.

TJP:E
Encl:

Notary Public, State of [illegible]
My Commission Expires July 19, 1938

CHAPTER 14677—ACTS OF 1931—REQUIRING THE FILING OF THIS REPORT—(AS AMENDED)

AN ACT Requiring Corporations Authorized to do Business in the State of Florida, Both Foreign and Domestic, Annually to File with the Secretary of State Certain Reports and to Pay a Certain Tax in the Nature of Filing Fee Thereon.

Section 1. All corporations, except such as are specifically exempt in Section 6 of this Act including those corporations heretofore incorporated under the laws of the State of Florida and those that may hereafter be incorporated under the laws of the State of Florida and all foreign corporations which heretofore have been or may hereafter be authorized to do business in the State of Florida, be and the same are hereby required to file with the Secretary of State on July 1st of each year a sworn report on such form as the Secretary of State shall prescribe, giving the names of the officers and directors and the Post Office address of each, the home office of the corporation, the name and address of the resident agent upon whom service of process may be made, the main line of business engaged in by the corporation, the date of the last meeting of its Board of Directors whether the corporation has been actively engaged in business during the previous twelve months or if its charter powers have been dormant and unused during that period, the number of the shares of capital stock of such corporations with the par value thereof, the total amount of capital stock and if a foreign corporation the amount of its capital stock allocated for use in the State of Florida, and such other information as may be needed to show if the corporation is active or inactive, and such other information as may be necessary for the Secretary of State to have in carrying out the provisions of this Act.

Section 2. Every corporation required to file reports as provided in Section 1 of this Act shall pay to the Secretary of State for the use of the State of Florida, a filing fee or tax according to the schedule set forth in this section, which, however, shall in no instance be less than $10.00 nor greater than $1000.00.

Schedule for Filing Fees

For all corporations with capital stock not exceeding $10,000.00	$ 10.00
For Capital Stock of over $10,000.00 and not over $25,000.00	25.00
For Capital Stock of over $25,000.00 and not over $50,000.00	50.00
For Capital Stock of over $50,000.00 and not over $100,000.00	75.00
For Capital Stock of over $100,000.00 and not over $250,000.00	100.00
For Capital Stock of over $250,000.00 and not over $500,000.00	200.00
For Capital Stock of over $500,000.00 and not over $1,000,000.00	500.00
For Capital Stock of over $1,000,000.00 and not over $2,000,000.00	750.00
For Capital Stock of over $2,000,000.00	1,000.00

The Capital Stock above mentioned refers to the invested capital represented by shares of stock outstanding.

Section 3. The Secretary of State shall prescribe the form and furnish the blanks upon request to make the annual reports called for in this Act. It shall be the duty of the Secretary of State to examine the reports when received and if the information called for in this Act is given in such reports he shall file the same as information and keep such reports as public records. He shall pay into the State Treasury to be used for such purposes as the Legislature may determine all moneys collected under the provisions of this Act. Such amounts for printing forms, postage, files, clerical and other expenses found to be actually necessary in carrying out the provisions of this Act is hereby appropriated from such funds not to exceed ten thousand dollars in any one year.

Section 4. The Secretary of State shall cause a notice of the requirement of this Act to be mailed to the last known address of every corporation doing business in the State of Florida which shall fail to file within thirty days after July first, the report called for herein and/or pay the filing fee or tax herein imposed. Every corporation which shall fail to comply with the provisions of this Act within three months after July 1st of each year shall be deemed to be no longer exercising its charter or corporate privilege in this State.

Section 5. Any corporation failing to comply with the provisions of this Act for six months shall forfeit its corporate and charter privileges and shall not be permitted to maintain any action in any court in this State until such reports are filed and all fees due hereunder paid. On January first of each year the Secretary of State shall make up a list of the corporations of record in his office which have failed to comply with the provisions of this Act and shall mail a copy of such lists to the Clerks of the Circuit Courts, the Civil Courts of Record, the Circuit Judges and the Justices of the Peace of this State.

Section 6. The following shall be exempt from the provisions of this Act: railroad companies, Pullman companies, telephone and telegraph companies, bank and trust companies, building and loan associations, insurance companies, co-operative marketing associations, and corporations not for profit; these corporations and companies so exempt from the operation of this Act being regulated by or paying excise taxes under other provisions of law.

Section 7. Nothing in this Act shall be construed as to apply to a corporation that has been adjudged bankrupt or dissolved by order of the court, however, such corporations shall file a statement with the Secretary of State setting forth their status in this respect but shall not be required to pay a tax.

Section 8. The Secretary of State shall mail statement as required in Section 4 to corporations of record subject to the provisions of this Act, giving notice of the time in which the reports must be filed; provided, however, in case of any Florida corporations having been organized less than twelve months prior to July 1st of any year in which the reports are due to be filed and the tax due to be paid and in case of any foreign corporation which has been authorized to do business in Florida for less than twelve months at the time the report is due to be made and the tax is due to be paid, then in that event, the tax due for that year shall be prorated according to the number of months the corporation has been in existence or authorized to do business in this State.

Section 9. All statements required to be filed under this Act shall be for the calendar year and where a corporation's fiscal year ends other than the calendar year it shall have ninety days after the ending of its fiscal year in which to file the statement as provided in this Act.

Section 10. Any clause or section of this Act which, for any reason, may be held or declared invalid may be eliminated and the remaining portions thereof shall be and remain in full force and be valid in the same manner and to the same extent as if such invalid clause or section had not been incorporated therein.

Section 11. Any corporation paying the maximum fee herein provided for shall not be required to file any reports whatsoever as required by the provisions of this Act.

Section 12. In the event the shares of stock of any such corporation should be no par value, then for the purposes of this Act, each share shall be deemed or presumed to have value of at least $100.00 per share, which presumption may be overcome by actual proof submitted to the Secretary of State. For the purposes of this Act the Secretary of State is hereby authorized to make such investigation as he may consider necessary and to increase or decrease the value of no-par value stock as he may determine to be correct from the proof submitted.

Approved May 24, 1931.

ENTERED

No. 4-16728-f

Tax for Years ...... 19[illegible]

CORPORATION REPORT AND

TAX RETURN OF

Miami Beach
Improvement
Company.

P. O. Address c/o Thos. Pancoast
Miami Beach

Filed in the Office of the Secretary of State of the State of Florida, this 16

day of ...... July

A. D. 193 0

R. A. Gray
Secretary of State.

Form D. C. T. R. For Domestic Corporations

Date Rec.	
Amt. Rec.	
Amt. of Tax	
Refund	Ck.
For Years	

Corporation Report and Tax Returns
to the
Secretary of State of Florida

As required by Senate Bill No. 734, Chap. 14677 (as amended) Laws of Florida, 1931.

HON. R. A. GRAY, Secretary of State,
Tallahassee, Florida.

1936

SIR:

In compliance with the law above referred to we submit below information called for, and enclose remittance for $ 200.00 to pay the tax imposed by said law.

(1) That MIAMI BEACH IMPROVEMENT COMPANY
(Give correct name of corporation)

P. O. Address MIAMI BEACH, FLORIDA

a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within the State at MIAMI BEACH, County of DADE, has designated and established 6TH FLOOR LINCOLN BUILDING
(Street or Building)
City of MIAMI BEACH, County of DADE, State of Florida, as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent
T. J. PANCOAST

(2) NAMES AND ADDRESSES OF OFFICERS:

Name		Address
T. J. PANCOAST	PRESIDENT	MIAMI BEACH, FLORIDA
K. R. PANCOAST	VICE PRESIDENT	" " "
J. A. COLLINS	TREASURER	MOORESTOWN, N.J.
C. W. RIGHTER	SECRETARY	MIAMI BEACH, FLORIDA

(3) NAMES AND ADDRESSES OF DIRECTORS:

Name	Address
T. J. PANCOAST	MIAMI BEACH, FLORIDA
K. R. PANCOAST	"
J. A. COLLINS	MOORESTOWN, N.J.
LESTER COLLINS	"
EMILY COLES COLLINS	" "

(4) General nature of main business engaged in
REAL ESTATE

(5) Date incorporated JUNE 3, 1912

☞ (See copy of law, on back of this sheet).

Date of last meeting of Board of Directors: 1938

Is Corporation active? Yes If inactive, state how long

Is the purpose of the Corporation to begin operation in the future?

CAPITAL STOCK STATEMENT

(6) The total authorized capital stock as follows:

8000 shares of the par value of 100.00 each

None shares without nominal or par value

OUTSTANDING CAPITAL STOCK AS FOLLOWS:

8000 shares of the par value of 100.00 each $ 800,000.00

None shares without nominal or par value, fixed by law for purpose of taxation at $100.00 per share $

(See Section 18)

Total outstanding capital stock $ 800,000.00

Tax as per schedule $ 800.00

Note:—In the case of no par value shares, a financial statement should be submitted to show the actual value, and this will be the basis of the taxation; or the corporation may elect to value such shares at $100.00 per share.

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

(SEAL)

[signature]
By President or Vice-President

ATTEST:

[signature]
Secretary.

STATE OF FLORIDA,

COUNTY OF Dade

Personally appeared before me T. J. Pancoast

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this 28 day of July 1938

(SEAL)

[signature]
(Signature of officer taking acknowledgment)

CHAPTER 14677—ACTS OF 1931—REQUIRING THE FILING OF THIS REPORT—(AS AMENDED)

AN ACT Requiring Corporations Authorized to do Business in the State of Florida, Both Foreign and Domestic, Annually to File with the Secretary of State Certain Reports and to Pay a Certain Tax in the Nature of Filing Fee Thereon.

Section 1. All corporations, except such as are specifically exempt in Section 6 of this Act including those corporations heretofore incorporated under the laws of the State of Florida and those that may hereafter be incorporated under the laws of the State of Florida and all foreign corporations which heretofore have been or may hereafter be authorized to do business in the State of Florida, be and the same are hereby required to file with the Secretary of State on July 1st of each year a sworn report on such form as the Secretary of State shall prescribe, giving the names of the officers and directors and the Post Office address of each, the home office of the corporation, the name and address of the resident agent upon whom service of process may be made, the main line of business engaged in by the corporation, the date of the last meeting of its Board of Directors whether the corporation has been actively engaged in business during the previous twelve months or if its charter powers have been dormant and unused during that period, the number of the shares of capital stock of such corporation with the par value thereof, the total amount of capital stock and if a foreign corporation the amount of its capital stock allocated for use in the State of Florida, and such other information as may be needed to show if the corporation is active or inactive, and such other information as may be necessary for the Secretary of State to have in carrying out the provisions of this Act.

Section 2. Every corporation required to file reports as provided in Section 1 of this Act shall pay to the Secretary of State for the use of the State of Florida, a filing fee or tax according to the schedule set forth in this section, which, however, shall in no instance be less than $10.00 nor greater than $1,000.00.

Schedule for Filing Fees

For all corporations with capital stock not exceeding $10,000.00	$ 10.00
For Capital Stock of over $10,000.00 and not over $25,000.00	25.00
For Capital Stock of over $25,000.00 and not over $50,000.00	50.00
For Capital Stock of over $50,000.00 and not over $100,000.00	75.00
For Capital Stock of over $100,000.00 and not over $200,000.00	100.00
For Capital Stock of over $200,000.00 and not over $500,000.00	200.00
For Capital Stock of over $500,000.00 and not over $1,000,000.00	400.00
For Capital Stock of over $1,000,000.00 and not over $2,000,000.00	750.00
For Capital Stock of over $2,000,000.00	1,000.00

The Capital Stock above mentioned refers to the invested capital represented by shares of stock outstanding.

Section 3. The Secretary of State shall prescribe the form and furnish the blanks upon request to make the annual reports called for in this Act. It shall be the duty of the Secretary of State to examine the reports when received and if the information called for in this Act is given in such reports he shall file the same as information and keep such reports as public records. He shall pay into the State Treasury to be used for such purposes as the Legislature may determine all moneys collected under the provisions of this Act. Such amounts for printing forms, postage, files, clerical and other expenses found to be actually necessary in carrying out the provisions of this Act is hereby appropriated from such funds not to exceed ten thousand dollars in any one year.

Section 4. The Secretary of State shall cause a notice of the requirement of this Act to be mailed to the last known address of every corporation doing business in the State of Florida which shall fail to file within thirty days after July first, the report called for herein and/or pay the filing fee or tax herein imposed. Every corporation which shall fail to comply with the provisions of this Act within three months after July 1st of each year shall be deemed to be no longer exercising its charter or corporate privilege in this State.

Section 5. Any corporation failing to comply with the provisions of this Act for six months shall forfeit its corporate and charter privileges and shall not be permitted to maintain any action in any court in this State until such reports are filed and all fees due hereunder paid. On January first of each year the Secretary of State shall make up a list of the corporations of record in his office which have failed to comply with the provisions of this Act and shall mail a copy of such lists to the Clerks of the Circuit Courts, the Civil Courts of Record, the Circuit Judges and the Justices of the Peace of this State.

Section 6. The following shall be exempt from the provisions of this Act: railroad companies, Pullman companies, telephone and telegraph companies, bank and trust companies, building and loan associations, insurance companies; co-operative marketing associations, and corporations not for profit; these corporations and companies so exempt from the operation of this Act being regulated by or paying excise taxes under other provisions of law.

Section 7. Nothing in this Act shall be construed so as to apply to a corporation that has been adjudged bankrupt or dissolved by order of the court, however, such corporations shall file a statement with the Secretary of State setting forth their status in this respect but shall not be required to pay a tax.

Section 8. The Secretary of State shall mail statements as required in Section 4 to corporations of record subject to the provisions of this Act, giving notice of the time in which the reports must be filed; provided, however, in case of any Florida corporations having been organized less than twelve months prior to July 1st of any year in which the reports are due to be filed and the tax due to be paid and in case of any foreign corporation which has been authorized to do business in Florida for less than twelve months at the time the report is due to be made and the tax is due to be paid, then in that event, the tax due for that year shall be prorated according to the number of months the corporation has been in existence or authorized to do business in this State.

Section 9. All statements required to be filed under this Act shall be for the calendar year and where a corporation's fiscal year ends other than the calendar year it shall have ninety days after the ending of its fiscal year in which to file the statement as provided in this Act.

Section 10. Any clause or section of this Act which, for any reason, may be held or declared invalid, may be eliminated and the remaining portions thereof shall be and remain in full force and be valid in the same manner and to the same extent as if such invalid clause or section had not been incorporated therein.

Section 11. Any corporation paying the maximum fee herein provided for shall not be required to file any reports whatsoever as required by the provisions of this Act.

Section 12. In the [illegible] the shares of stock of any such corporation should be [illegible] value, then for the purpose of this Act, each share [illegible] be deemed or presumed to have value of at least $100.00 per share, which presumption may be overcome by actual proof submitted to the Secretary of State. For the purposes of this Act the Secretary of State is hereby authorized to make such investigation as he may consider necessary and to increase or decrease the value of no-par value stock as he may determine to be correct from the proof submitted.

Approved May 28, 1931.

ENTERED

A No. 16778-9

Tax for Years 1936

CORPORATION REPORT AND

TAX RETURN OF

Miami Beach

Improvement

Company

P. O. Address

Filed in the Office of the Secretary of State of the State of Florida, this 29 day of July A.D. 1936.

R. A. Gray

Secretary of State.

Form D. C. T. R.—For Domestic Corporations.

Date Rec'd AUG 3 0 1933

Amt. Rec'd

Amt. of Tax

Refund ___ Ck ___

For Year

Corporation Report and Tax Returns
to the
Secretary of State of Florida

As required by Senate Bill No. 784, Chap. 14677 (as amended) Laws of Florida, 1931.

1933

HON. R. A. GRAY, Secretary of State,
Tallahassee, Florida.

SIR:

In compliance with the law above referred to we submit below information called for, and enclose remittance for $ 500.00 to pay the tax imposed by said law.

(1) That MIAMI BEACH IMPROVEMENT CO.
(Give correct name of corporation)

P. O. Address MIAMI BEACH, FLORIDA

a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within the State at MIAMI BEACH, County of DADE, has designated and established 4TH FLOOR FISHER BLDG (Street or Building) City of MIAMI BEACH, County of DADE, State of Florida, as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent

T. J. PANCOAST

(2) NAMES AND ADDRESSES OF OFFICERS:

Name	Address
T. J. PANCOAST, PRESIDENT	MIAMI BEACH, FLA.
K. R. PANCOAST, VICE- "	" " "
J. A. COLLINS, TREASURER	Miami Beach, Florida
C. W. RICHTER, SECRETARY	MIAMI BEACH, FLA.

(3) NAMES AND ADDRESSES OF DIRECTORS:

Name	Address
T. J. PANCOAST	MIAMI BEACH, FLA.
K. R. PANCOAST	"
J. A. COLLINS	" "
LESTER COLLINS	Moorestown, New Jersey
EMILY CALEB COLLINS	" "

(4) General nature of main business engaged in

REAL ESTATE

(5) Date incorporated JUNE 3, 1912

(See copy of law, on back of this sheet).

Date of last meeting of Board of Directors: 1937

Is Corporation active yes If inactive, state how long

Is the purpose of the Corporation to begin operation in the future?

CAPITAL STOCK INVESTMENT

(6) The total authorized capital stock as follows:

6,000 shares of the par value of $100.00 each

None shares without nominal or par value

OUTSTANDING CAPITAL STOCK AS FOLLOWS:

6,000 shares of the par value of $100.00 each $600,000.00

None shares without nominal or par value, fixed by law for purpose of taxation at $100.00 per share $

(See Section 12.)

Total outstanding capital stock $600,000.00

Tax as per schedule $ 300.00

Note: In the case of no par value shares, a financial statement should be submitted to show the actual value, and this will be the basis of the taxation; or the corporation may elect to value such shares at $100.00 per share.

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

(SEAL)

By President or Vice-President.

ATTEST:

Secretary.

STATE OF FLORIDA,

COUNTY OF

Personally appeared before me T. J. Pa[illegible]

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this 21st day of

Feb. 1937

(SEAL)

(Signature of officer taking acknowledgment)

CHAPTER 14677—ACTS OF 1931—REQUIRING THE FILING OF THIS REPORT—(AS AMENDED)

AN ACT Requiring Corporations Authorized to do Business in the State of *Florida*, Both Foreign and Domestic, Annually to File with the Secretary of State Certain Reports and to Pay a Certain Tax in the Nature of Filing Fee Thereon.

Section 1. All corporations, except such as are specifically exempt in Section 6 of this Act including those corporations heretofore incorporated under the laws of the State of Florida and those that may hereafter be incorporated under the laws of the State of Florida, and all foreign corporations which heretofore have been or may hereafter be authorized to do business in the State of Florida, be and the same are hereby required to file with the Secretary of State on July 1st of each year a sworn report on such form as the Secretary of State shall prescribe, giving the names of the officers and directors and the Post Office address of each, the home office of the corporation, the name and address of the resident agent upon whom service of process may be made, the main line of business engaged in by the corporation, the date of the last meeting of its Board of Directors whether the corporation has been actively engaged in business during the previous twelve months or if its charter powers have been dormant and unused during that period, the number of the shares of capital stock of such corporation, with the par value thereof, the total amount of capital stock and if a foreign corporation the amount of its capital stock allocated for use in the State of *Florida*, and such other information as may be needed to show if the corporation is active or inactive, and such other information as may be necessary for the Secretary of State to have in carrying out the provisions of this Act.

Section 2. Every corporation required to file reports as provided in Section 1 of this Act shall pay to the Secretary of State for the use of the State of Florida, a filing fee or tax according to the schedule set forth in this section, which, however, shall in no instance be less than $10.00 nor greater than $1,000.00.

Schedule for Filing Fees

For all corporations with capital stock not exceeding $10,000.00	$ 10.00
For Capital Stock of over $10,000.00 and not over $25,000.00	25.00
For Capital Stock of over $25,000.00 and not over $50,000.00	50.00
For Capital Stock of over $50,000.00 and not over $100,000.00	75.00
For Capital Stock of over $100,000.00 and not over $200,000.00	100.00
For Capital Stock of over $200,000.00 and not over $500,000.00	200.00
For Capital Stock of over $500,000.00 and not over $1,000,000.00	500.00
For Capital Stock of over $1,000,000.00 and not over $2,000,000.00	750.00
For Capital Stock of over $2,000,000.00	1,000.00

The Capital Stock above mentioned refers to the invested capital represented by shares of stock outstanding.

Section 3. The Secretary of State shall prescribe the form and furnish the blanks upon request to make the annual reports called for in this Act. It shall be the duty of the Secretary of State to examine the reports when received and if the information called for in this Act is given in such reports he shall file the same as information and keep such reports as public records. He shall pay into the State Treasury to be used for such purposes as the Legislature may determine all moneys collected under the provisions of this Act. Such amounts for printing forms, postage, files, clerical and other expenses found to be actually necessary in carrying out the provisions of this Act is hereby appropriated from such funds not to exceed ten thousand dollars in any one year.

Section 4. The Secretary of State shall cause a notice of the requirement of this Act to be mailed to the last known address of every corporation doing business in the State of Florida which shall fail to file within thirty days after July first, the report called for herein and/or pay the filing fee or tax herein imposed. Every corporation which shall fail to comply with the provisions of this Act within three months after July 1st of each year shall be deemed to be no longer exercising its charter or corporate privilege in this State.

Section 5. Any corporation failing to comply with the provisions of this Act for six months shall forfeit its corporate and charter privileges and shall not be permitted to maintain any action in any court in this State until such reports are filed and all fees due thereunder paid. On January first of each year the Secretary of State shall make up a list of the corporations of record in his office which have failed to comply with the provisions of this Act and shall mail a copy of such lists to the Clerks of the Circuit Courts, the Civil Courts of Record, the Circuit Judges and the Justices of the Peace of this State.

Section 6. The following shall be exempt from the provisions of this Act: railroad companies, Pullman companies, telephone and telegraph companies, bank and trust companies, building and loan associations, insurance companies, co-operative marketing associations, and corporations not for profit; these corporations and companies so exempt from the operation of this Act being regulated by, or paying excise taxes under other provisions of law.

Section 7. Nothing in this Act shall be construed as to apply to a corporation that has been adjudged bankrupt or dissolved by order of the court, however, such corporations shall file a statement with the Secretary of State setting forth their status in this respect but shall not be required to pay a tax.

Section 8. The Secretary of State shall mail statement as required in Section 4 to corporations of record subject to the provisions of this Act, giving notice of the time in which the reports must be filed; provided, however, in case of any Florida corporations having been organized less than twelve months prior to July 1st of any year in which the reports are due to be filed and the tax due to be paid and in case of any foreign corporation which has been authorized to do business in Florida for less than twelve months at the time the report is due to be made and the tax is due to be paid, then in that event, the tax due for that year shall be prorated according to the number of months the corporation has been in existence or authorized to do business in this State.

Section 9. All statements required to be filed under this Act shall be for the calendar year and where a corporation's fiscal year ends other than the calendar year it shall have ninety days after the ending of its fiscal year in which to file the statement as provided in this Act.

Section 10. Any clause or section of this Act which, for any reason, may be held or declared invalid, may be eliminated and the remaining portions thereof shall be and remain in full force and be valid in the same manner and to the same extent as if such invalid clause or section had not been incorporated therein.

Section 11. Any corporation paying the maximum fee herein provided for shall not be required to file any reports whatsoever as required by the provisions of this Act.

Section 12. In the event the shares of stock of any such corporation should be no par value, then for the purpose of this Act, each share shall be deemed or presumed to have value of at least $100.00 per share, which presumption may be overcome by actual proof submitted to the Secretary of State. For the purpose of this Act the Secretary of State is hereby authorized to make such investigation as he may consider necessary and to increase or decrease the value of no-par value stock as he may determine to be correct from the proof submitted.

Approved May 28, 1931.

A NO. 16778-A

Tax for Years 1937

CORPORATION REPORT AND

TAX RETURN OF

MIAMI BEACH IMPROVEMENT CO.

P. O. Address FISHER BUILDING

MIAMI BEACH, FLA.

Filed in the Office of the Secretary of State of the State of Florida, this ______ day of ______ A. D. 193__

R. A. Gray

Secretary of State.

Form D.C.T.R.—For Domestic Corporations

Corporation Report and Tax Returns
to the
Secretary of State of Florida

As required by Senate Bill No. 734, Chap. 14677 (as amended) Laws of Florida, 1931.

Date Rec.	AUG 1 - 1938
Amt. Rec'd	5.00
Amt. of Tax	
Refund	Ck
For Years	

HON. R. A. GRAY, Secretary of State,
Tallahassee, Florida.

1938

SIR:

In compliance with the law above referred to we submit below information called for, and enclose remittance for $ 500.00 to pay the tax imposed by said law.

(1) That MIAMI BEACH IMPROVEMENT CO. (Give correct name of corporation)

P. O. Address MIAMI BEACH, FLORIDA

a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within the State at MIAMI BEACH County of DADE has designated and established 927 41ST STREET (Street or Building) City of MIAMI BEACH County of DADE, State of Florida, as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent

T. J. PANCOAST

(2) NAMES AND ADDRESSES OF OFFICERS:

Name		Address
T. J. PANCOAST	PRESIDENT	MIAMI BEACH, FLORIDA
K. R. PANCOAST	VICE PRESIDENT	" " "
I. A. COLLINS	TREASURER	" " "
C. E. RICHTER	SECRETARY	" " "

(3) NAMES AND ADDRESSES OF DIRECTORS:

Name	Address
T. J. PANCOAST	MIAMI BEACH, FLORIDA
K. R. PANCOAST	" " "
I. A. COLLINS	" " "
LESTER COLLINS	MOORESTOWN, N.J.
EMILY COLES COLLINS	" "

(4) General nature of main business engaged in
REAL ESTATE

(5) Date incorporated JUNE 3, 1912

☞ (See copy of law, on back of this sheet.)

Date of last meeting of Board of Directors: 1938

Is Corporation active? YES If inactive, state how long

Is the purpose of the Corporation to begin operation in the future?

CAPITAL STOCK STATEMENT

(6) The total authorized capital stock as follows:

6,000 shares of the par value of 100.00 each

NONE shares without nominal or par value

OUTSTANDING CAPITAL STOCK AS FOLLOWS:

6,000 shares of the par value of 100.00 each $ 600,000.00

NONE shares without nominal or par value, fixed by

law for purpose of taxation at $100.00 per share $

Total outstanding capital stock $ 600,000.00

Tax as per schedule $ 500.00

Note:—In the case of no par value shares, a financial statement should be submitted to show the actual value, and this will be the basis of the taxation; or the corporation may elect to value such shares at $100.00 per share.

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

(SEAL)

By President ~~or Vice-President.~~

ATTEST:

Secretary.

STATE OF FLORIDA,

COUNTY OF DADE

Personally appeared before me T. J. PANCOAST

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this Twenty-Ninth day of July, 1938

(SEAL)

(Signature of officer taking acknowledgment)

Notary Public State of Florida
My commission expires

CHAPTER 14677 — ACTS OF 1931 — REQUIRING THE FILING OF THIS REPORT — (AS AMENDED)

AN ACT Requiring Corporations Authorized to do Business in the State of Florida, Both Foreign and Domestic, Annually to File with the Secretary of State Certain Reports and to pay a Certain Tax in the Nature of Filing Fee Thereon.

Section 1. All corporations, except such as are specifically exempt in Section 6 of this Act, including those corporations heretofore incorporated under the laws of the State of Florida and those that may hereafter be incorporated under the laws of the State of Florida and all foreign corporations which heretofore have been or may hereafter be authorized to do business in the State of Florida, be and the same are hereby required to file with the Secretary of State on July 1st of each year a sworn report on such form as the Secretary of State shall prescribe, giving the names of the officers and directors and the Post Office address of each, the home office of the corporation, the name and address of the resident agent upon whom service of process may be made, the main line of business engaged in by the corporation, the date of the last meeting of its Board of Directors whether the corporation has been actively engaged in business during the previous twelve months or if its charter powers have been dormant and unused during that period, the number of the shares of the capital stock of such corporation with the par value thereof, the total amount of capital stock and if a foreign corporation the amount of its capital stock allocated for use in the State of Florida, and such other information as may be needed to show if the corporation is active or inactive, and such other information as may be necessary for the Secretary of State to have in carrying out the provisions of this Act.

Section 2. Every corporation required to file reports as provided in Section 1 of this Act shall pay to the Secretary of State for the use of the State of Florida, a filing fee or tax according to the schedule set forth in this section, which, however, shall in no instance be less than $10.00 nor greater than $1,000.00.

Schedule for Filing Fees.

For all corporations with capital stock not exceeding $10,000.00	$ 10.00
For Capital Stock of over $10,000.00 and not over $25,000.00	25.00
For Capital Stock of over $25,000.00 and not over $50,000.00	50.00
For Capital Stock of over $50,000.00 and not over $100,000.00	75.00
For Capital Stock of over $100,000.00 and not over $200,000.00	100.00
For Capital Stock of over $200,000.00 and not over $500,000.00	200.00
For Capital Stock of over $500,000.00 and not over $1,000,000.00	500.00
For Capital Stock of over $1,000,000.00 and not over $2,000,000.00	750.00
For Capital Stock of over $2,000,000.00	1,000.00

The Capital Stock above mentioned refers to the invested capital represented by shares of stock outstanding.

Section 3. The Secretary of State shall prescribe the form and furnish the blanks upon request to make the annual reports called for in this Act. It shall be the duty of the Secretary of State to examine the reports when received and if the information called for in this Act is given in such reports he shall file the same as information and keep such reports as public records. He shall pay into the State Treasury to be used for such purposes as the Legislature may determine all moneys collected under the provisions of this Act. Such amounts for printing forms, postage, files, clerical and other expenses found to be actually necessary in carrying out the provisions of this Act is hereby appropriated from such funds not to exceed ten thousand dollars in any one year.

Section 4. The Secretary of State shall cause a notice of the requirements of this Act to be mailed to the last known address of every corporation doing business in the State of Florida which shall fail to file within thirty days after July first, the report called for herein and/or pay the filing fee or tax herein imposed. Every corporation which shall fail to comply with the provisions of this Act within three months after July 1st of each year shall be deemed to be no longer exercising its charter or corporate privileges in this State.

Section 5. Any corporation failing to comply with the provisions of this Act for six months shall forfeit its corporate and charter privileges and shall not be permitted to maintain any action in any court in this State until such reports are filed and all fees due hereunder paid. On January first of each year the Secretary of State shall make up a list of the corporations of record in his office which have failed to comply with the provisions of this Act and shall mail a copy of such lists to the Clerks of the Circuit Courts and Civil Courts of Record, the Circuit Judges and the Justices of the Peace of this State.

Section 6. The following shall be exempt from the provisions of this Act: railroad companies, Pullman companies, telephone and telegraph companies, bank and trust companies, building and loan associations, insurance companies, co-operative marketing associations, and corporations not for profit; these corporations and companies so exempt from the operation of this Act being regulated by or paying excise taxes under other provisions of law.

Section 7. Nothing in this Act shall be construed as to apply to a corporation that has been adjudged bankrupt or dissolved by order of the court, however, such corporations shall file a statement with the Secretary of State setting forth their status in this respect but shall not be required to pay a tax.

Section 8. The Secretary of State shall mail statement as required in Section 4 to corporations of record subject to the provisions of this Act, giving notice of the time in which reports must be filed; provided, however, in case of any Florida corporations having been organized less than twelve months prior to July 1st of any year in which the reports are due to be filed and the tax due to be paid and in case of any foreign corporation which has been authorized to do business in Florida for less than twelve months at the time the report is due to be made and the tax is due to be paid, then in that event, the tax due for that year shall be prorated according to the number of months the corporation has been in existence or authorized to do business in this State.

Section 9. All statements required to be filed under this Act shall be for the calendar year and where a corporation's fiscal year ends other than the calendar year it shall have ninety days after the ending of its fiscal year in which to file the statement as provided in this Act.

Section 10. Any clause or section of this Act which, for any reason, may be held or declared invalid may be eliminated and the remaining portions thereof shall be and remain in full force and be valid in the same manner and to the same extent as if such invalid clause or section had not been incorporated therein.

Section 11. Any corporation paying the maximum fee herein provided for shall not be required to file any reports whatsoever as required by the provisions of this Act.

Section 12. In the event the shares of stock of any such corporation should be no par value, then for the purposes of this Act, each share shall be deemed or presumed to have value of at least $100.00 per share, which presumption may be overcome by actual proof submitted to the Secretary of State. For the purposes of this Act the Secretary of State is hereby authorized to make such investigation as he may consider necessary and to increase or decrease the value of no-par value stock as he may determine to be correct from the proof submitted.

Approved May 28, 1931.

FROM
R. A. GRAY
SECRETARY OF STATE
TALLAHASSEE, FLA.

SEC. 562—P. L. & R.
PERMIT NO. 1
TALLAHASSEE, FLA.

A No. 16778-C

Tax for Years 1938

CORPORATION REPORT AND TAX RETURN OF

MIAMI BEACH IMPROVEMENT CO.

P. O. Address

927 ALAY STREET

MIAMI BEACH, FLORIDA

Filed in the office of the Secretary of State of the State of Florida, this

day of MAR 1 - 1938

A. D. 193

R A Gray
Secretary of State.

(DO NOT DETACH)

Form U.C.T.R.—For Domestic Corporations

Corporation Report and Tax Returns

to the

Secretary of State of Florida

As required by Senate Bill No. 734, Chap. 14677 (as amended) Laws of Florida, 1931.

Date Rec. JUL 26 1939

Amt. Rec. $500.00

Amt. of Tax

HON. R. A. GRAY, Secretary of State,
Tallahassee, Fla.

SIR: 1939

In compliance with the law above referred to we submit below information called for, and enclose remittance for $ 500.00 to pay the tax imposed by said law.

(1) That MIAMI BEACH IMPROVEMENT COMPANY
(Give correct name of corporation)

Principal place of business 927 FORTY FIRST STREET, MIAMI BEACH, FLA.

Insert to whom receipt is to be mailed MIAMI BEACH IMPROVEMENT COMPANY

a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within the State at MIAMI BEACH County, of DADE has designated and established 927 FORTY FIRST STREET (Street or Building)

City of MIAMI BEACH, County of DADE State of Florida, as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent

T.J. PANCOAST

(2) NAMES AND ADDRESSES OF OFFICERS: BE SURE AND AFFIX TITLES:

Name		Address
T.J. PANCOAST	PRESIDENT	MIAMI BEACH, FLORIDA
K.R. PANCOAST	VICE-PRESIDENT & TREASURER	"
C.W. RICHTER	SECRETARY	"

(3) NAMES AND ADDRESSES OF DIRECTORS:

Name	Address
T.J. PANCOAST	MIAMI BEACH, FLA.
K.R. PANCOAST	"
JOHN H. COLLINS	MOORESTOWN, N.J.
LESTER COLLINS	"
EMILY COLES COLLINS	"

(4) General nature of business engaged in REAL ESTATE

(5) Date incorporated MAY 7, 1912

(See copy of law, on back of this sheet.)

Date of last meeting of Board of Directors May 24, 1939

Is Corporation active? Yes If inactive, state how long

Is the purpose of the Corporation to begin operation in the future?

CAPITAL STOCK STATEMENT

(6) The total authorized capital stock as follows:

6000 shares of the par value of 100.00 each

no shares without nominal or par value

OUTSTANDING CAPITAL STOCK AS FOLLOWS:

6000 shares of the par value of 100.00 each $ 600,000.00

no shares without nominal or par value, fixed by

law for purpose of taxation at $100.00 per share $

(See Section 11)

Total outstanding capital stock $ 600,000.00

Tax as per schedule $ 300.00

Note:—In the case of no par value shares, a financial statement should be submitted to show the actual value, and this will be the basis of the taxation; or the corporation may elect to value such shares at $100.00 per share.

Only one report necessary where more than one years tax is paid at the time of filing.

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

(SEAL) Theo. J. Pancoast

By President ~~or Vice-President~~.

ATTEST:

W. O. Richter

Secretary.

STATE OF FLORIDA,

COUNTY OF Dade

Personally appeared before me T.J. Pancoast

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this 25th day of

July 1939

(SEAL)

Evelyn Ellis

(Signature of officer taking acknowledgment)

Notary Public, State of Florida at Large

My Commission Expires July 19, 1942

(DO NOT DETACH)

CHAPTER 14677—ACTS OF 1931—REQUIRING THE FILING OF THIS REPORT—(AS AMENDED)

AN ACT Requiring Corporations Authorized to do Business in the State of Florida, Both Foreign and Domestic, Annually to File with the Secretary of State Certain Reports and to pay a Certain Tax in the Nature of Filing Fee Thereon.

Section 1. All corporations, except such as are specifically exempted in Section 6 of this Act including those corporations heretofore incorporated under the laws of the State of Florida and those that may hereafter be incorporated under the laws of the State of Florida and all foreign corporations which heretofore have been or may hereafter be authorized to do business in the State of Florida, be and the same are hereby required to file with the Secretary of State on July 1st of each year a return report on such forms as the Secretary of State shall prescribe, giving the names of the officers and directors and the Post Office address of each, the home office of the corporation, the name and address of the resident agent upon whom service of process may be made, the main line of business engaged in by the corporation, the date of the last meeting of its Board of Directors whether the corporation has been actively engaged in business during the previous twelve months or if its charter powers have been dormant and unused during that period, the number of the shares of the capital stock of such corporation with the par value thereof, the total amount of capital stock and if a foreign corporation the amount of its capital stock allocated for use in the State of Florida, and such other information as may be needed to show if the corporation is active or inactive, and such other information as may be necessary for the Secretary of State to have in carrying out the provisions of this Act.

Section 2. Every corporation required to file reports as provided in Section 1 of this Act shall pay to the Secretary of State for the use of the State of Florida, a filing fee or tax according to the schedule set forth in this section, which, however, shall in no instance be less than \$10.00 nor greater than \$1,000.00.

Schedule for Filing Fees

For all corporations with capital stock not exceeding \$10,000.00	\$ 10.00
For Capital Stock of over \$10,000.00 and not over \$25,000.00	25.00
For Capital Stock of over \$25,000.00 and not over \$50,000.00	50.00
For Capital Stock of over \$50,000.00 and not over \$100,000.00	75.00
For Capital Stock of over \$100,000.00 and not over \$250,000.00	100.00
For Capital Stock of over \$250,000.00 and not over \$500,000.00	200.00
For Capital Stock of over \$500,000.00 and not over \$1,000,000.00	400.00
For Capital Stock of over \$1,000,000.00 and not over \$2,000,000.00	750.00
For Capital Stock of over \$2,000,000.00	1,000.00

The Capital Stock above mentioned refers to the invested capital represented by shares of stock outstanding.

Section 3. The Secretary of State shall prescribe the form and furnish the blanks upon request to make the annual reports called for in this Act. It shall be the duty of the Secretary of State to examine the reports when received and if the information called for in this Act is given in such reports he shall file the same as information and keep such reports as public records. He shall pay into the State Treasury to be used for such purposes as the Legislature may determine all moneys collected under the provisions of this Act. Such amounts for printing forms, postage, files, clerical and other expenses found to be actually necessary in carrying out the provisions of this Act is hereby appropriated from such funds not to exceed ten thousand dollars in any one year.

Section 4. The Secretary of State shall cause a notice of the requirement of this Act to be mailed to the last known address of every corporation doing business in the State of Florida which shall fail to file within thirty days after July first, the report called for herein and/or pay the filing fee or tax herein imposed. Every corporation which shall fail to comply with the provisions of this Act within three months after July 1st of each year shall be deemed to be no longer exercising its charter or corporate privilege in this State.

Section 5. Any corporation failing to comply with the provisions of this Act for six months shall forfeit its corporate and charter privileges and shall not be permitted to maintain any action in any court in this State until such reports are filed and all fees due hereunder paid. On January first of each year the Secretary of State shall make up a list of the corporations of record in his office which have failed to comply with the provisions of this Act and shall mail a copy of such lists to the Clerks of the Circuit Courts, and Civil Courts of Record, the Circuit Judges and the Justices of the Peace of this State.

Section 6. The following shall be exempt from the provisions of this Act: railroad companies, Pullman companies, telephone and telegraph companies, bank and trust companies, building and loan associations, insurance companies, cooperative marketing associations, and corporations not for profit; these corporations and companies so exempt from the operation of this Act being regulated by paying excise taxes under other provisions of law.

Section 7. Nothing in this Act shall be construed as to apply to a corporation that has been adjudged bankrupt or dissolved by order of the court, however, such corporations shall file a statement with the Secretary of State setting forth their status in this respect but shall not be required to pay a tax.

Section 8. The Secretary of State shall mail statement as required in Section 4 to corporations of record subject to the provisions of this Act, giving notice of the time in which reports must be filed; provided, however, in case of any Florida corporations having been organized less than twelve months prior to July 1st of any year in which the reports are due to be filed and the tax due to be paid and in case of any foreign corporation which has been authorized to do business in Florida for less than twelve months at the time the report is due to be made and the tax is due to be paid, then in that event, the tax due for that year shall be pro-rated according to the number of months the corporation has been in existence or authorized to do business in this State.

Section 9. All statements required to be filed under this Act shall be for the calendar year and where a corporation's fiscal year ends other than the calendar year it shall have ninety days after the ending of its fiscal year in which to file the statement as provided in this Act.

Section 10. Any clause or section of this Act which, for any reason, may be held or declared invalid may be eliminated and the remaining portions thereof shall be and remain in full force and be valid in the same manner and to the same extent as if such invalid clause or section had not been incorporated therein.

Section 11. Any corporation paying the maximum fee herein provided for shall not be required to file any reports whatsoever as required by the provisions of this Act.

Section 12. In the event the shares of stock of any such corporation should be no par value, then for the purposes of this Act, each share shall be deemed or presumed to have value of at least \$100.00 per share, which presumption may be overcome by actual proof submitted to the Secretary of State. For the purposes of this Act the Secretary of State is hereby authorized to make such investigation as he may consider necessary and to increase or decrease the value of no-par value stock as he may determine to be correct from the proof submitted.

Approved May 28, 1931.

ENTERED

H-[illegible]

Tax For Years

1939

CORPORATION REPORT AND TAX RETURN OF

Miami Beach Improvement Company

P. O. Address 927 [illegible]

[illegible], Miami Beach, Florida

Filed in the office of the Secretary of State of the State of Florida, this ______ day of ______ [illegible]

A. D. 19__

R. A. Gray

Secretary of State.

(DO NOT DETACH)

Form D4 T.R.—For Domestic Corporations

Corporation Report and Tax Returns

to the

Secretary of State of Florida

As required by Senate Bill No. 734, Chap. 14677 (as amended) Laws of Florida, 1931.

Date Rec.
Amt. Rec. 200
Amt. of Tax

HON. R. A. GRAY, Secretary of State,
Tallahassee, Florida.

SIR: 1940

In compliance with the law above referred to we submit below information called for, and enclose remittance for $ 500.00 to pay the tax imposed by said law.

(1) That MIAMI BEACH IMPROVEMENT COMPANY
(Give correct name of corporation)

Principal place of business 927 FORTY FIRST STREET MIAMI BEACH, FLA.

Insert to whom receipt is to be mailed SAME

a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within the State at MIAMI BEACH County, of DADE has designated and established SAME (Street or Building)

City of MIAMI County of DADE State of Florida, as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent T. J. PANCOAST

(2) NAMES AND ADDRESSES OF OFFICERS; BE SURE AND AFFIX TITLES:

Name		Address
T. J. PANCOAST	PRESIDENT	MIAMI BEACH, FLA.
K. R. PANCOAST	VICE PRES. & TREAS.	"
C. W. RICHTER	SECRETARY	"

(3) NAMES AND ADDRESSES OF DIRECTORS:

Name	Address
T. J. PANCOAST	MIAMI BEACH, FLA.
K. R. PANCOAST	"
JOHN S. COLLINS	MOORESTOWN, N.J.
LESTER COLLINS	"
EMILY COLES COLLINS	"

(4) General nature of main business engaged in REAL ESTATE

(5) Date incorporated JUNE 3, 1912

(See copy of law printed herein).

Date of last meeting of Board of Directors: MAY 1940

Is Corporation active? YES If inactive, state how long

Is the purpose of the Corporation to begin operation in the future?

CAPITAL STOCK STATEMENT

(6) The total authorized capital stock as follows:

6000 shares of the par value of 100.00 each

NO shares without nominal or par value

OUTSTANDING CAPITAL STOCK AS FOLLOWS:

6,000 00 shares of the par value of 100.00 each $00,000.00

NA shares without nominal or par value, fixed by law for purpose of taxation at $100.00 per share . . . . $

(See Section 17)

Total outstanding capital stock $600,000.00

Tax as per schedule . . . . $ 600.00

Note:—In the case of no par value shares, a financial statement should be submitted to show the actual value, and this will be the basis of the taxation; or the corporation may elect to value such shares at $100.00 per share.

Only one report necessary where more than one years tax is paid at the time of filing.

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

(SEAL)

H. J. Passgart

By President ~~or Vice-President~~

ATTEST:

D. W. Richter

Secretary.

STATE OF FLORIDA,

COUNTY OF DADE

~~Personally appeared before me~~ T. J. PASSGART and D. W. Richter

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this 26th day of July 1940

(SEAL)

Marlyn Davis

(Signature of officer taking acknowledgment)

(DO NOT DETACH)

CHAPTER 14677—ACTS OF 1931—REQUIRING THE FILING OF THIS REPORT—(AS AMENDED)

AN ACT Requiring Corporations Authorized to do Business in the State of Florida, Both Foreign and Domestic, Annually to File with the Secretary of State Certain Reports and to pay a Certain Tax in the Nature of Filing Fee Thereon.

Section 1. All corporations, except such as are specifically exempted in Section 6 of this Act including those corporations heretofore incorporated under the laws of the State of Florida and those that may hereafter be incorporated under the laws of the State of Florida and all foreign corporations which heretofore have been or may hereafter be authorized to do business in the State of Florida, be and the same are hereby required to file with the Secretary of State on July 1st of each year a sworn report on such form as the Secretary of State shall prescribe giving the names of the officers and directors and the Post Office address of each, the home office of the corporation, the name and address of the resident agent upon whom service of process may be made, the main line of business engaged in by the corporation, the date of the last meeting of its Board of Directors whether the corporation has been actively engaged in business during the previous twelve months or if its charter powers have been dormant and unused during that period, the number of the shares of the capital stock of such corporation with the par value thereof, the total amount of capital stock and if a foreign corporation the amount of capital stock allocated for use in the State of Florida, and such other information as may be needed to show if the corporation is active or inactive, and such other information as may be necessary for the Secretary of State to have in carrying out the provisions of this Act.

Section 2. Every corporation required to file reports as provided in Section 1 of this Act shall pay to the Secretary of State for the use of the State of Florida, a filing fee or tax according to the schedule set forth in this section, which, however, shall in no instance be less than $10.00 nor greater than $1,000.00.

Schedule for Filing Fees

For all corporations with capital stock not exceeding $10,000.00	$ 10.00
For Capital Stock of over $10,000.00 and not over $25,000.00	25.00
For Capital Stock of over $25,000.00 and not over $50,000.00	50.00
For Capital Stock of over $50,000.00 and not over $100,000.00	75.00
For Capital Stock of over $100,000.00 and not over $200,000.00	100.00
For Capital Stock of over $200,000.00 and not over $500,000.00	200.00
For Capital Stock of over $500,000.00 and not over $1,000,000.00	300.00
For Capital Stock of over $1,000,000.00 and not over $2,500,000.00	750.00
For Capital Stock of over $2,500,000.00	1,000.00

The Capital Stock above mentioned refers to the invested capital represented by shares of stock outstanding.

Section 3. The Secretary of State shall prescribe the form and furnish the blanks upon request to make the annual reports called for in this Act. It shall be the duty of the Secretary of State to examine the reports when received and if the information called for in this Act is given in such reports he shall file the same as information and keep such reports as public records. He shall pay into the State Treasury to be used for such purposes as the Legislature may determine all moneys collected under the provisions of this Act. Such amounts for printing forms, postage, files, clerical and other expenses found to be actually necessary in carrying out the provisions of this Act is hereby appropriated from such funds not to exceed ten thousand dollars in any one year.

Section 4. The Secretary of State shall cause a notice of the requirement of this Act to be mailed to the last known address of every corporation doing business in the State of Florida which shall fail to file within thirty days after July first, the report called for herein and/or pay the filing fee or tax herein imposed. Every corporation which shall fail to comply with the provisions of this Act within three months after July 1st of each year shall be deemed to be no longer exercising its charter or corporate privilege in this State.

Section 5. Any corporation failing to comply with the provisions of this Act for six months shall forfeit its corporate and charter privileges and shall not be permitted to maintain any action in any court in this State until such reports are filed and all fees due thereunder paid. On January first of each year the Secretary of State shall make up a list of the corporations of record in his office which have failed to comply with the provisions of this Act and shall mail a copy of such lists to the Clerks of the Circuit Courts, and Civil Courts of Record, the Circuit Judges and the Justices of the Peace of this State.

Section 6. The following shall be exempt from the provisions of this Act: railroad companies, Pullman companies, telephone and telegraph companies, bank and trust companies, building and loan associations, insurance companies, co-operative marketing associations, and corporations not for profit; those corporations and companies so exempt from the operation of this Act being regulated by paying excise taxes under other provisions of law.

Section 7. Nothing in this Act shall be construed as to apply to a corporation that has been adjudged bankrupt or dissolved by order of the court, however, such corporations shall file a statement with the Secretary of State setting forth their status in this report but shall not be required to pay a tax.

Section 8. The Secretary of State shall mail statement as required in Section 4 to corporations of record subject to the provisions of this Act giving notice of the time in which reports must be filed; provided, however, in case of any Florida corporations having been organized less than twelve months prior to July 1st of any year in which the reports are due to be filed and the tax due to be paid and in case of any foreign corporation which has been authorized to do business in Florida for less than twelve months at the time the report is due to be made and the tax is due to be paid, then in that event, the tax due for that year shall be pro-rated according to the number of months the corporation has been in existence or authorized to do business in this State.

Section 9. All statements required to be filed under this Act shall be for the calendar year and where a corporation's fiscal year ends other than the calendar year it shall have ninety days after the ending of its fiscal year in which to file the statement as provided in this Act.

Section 10. Any clause or section of this Act which, for any reason, may be held or declared invalid may be eliminated and the remaining portions thereof shall be and remain in full force and be valid in the same manner and to the same extent as if such invalid clause or section had not been incorporated therein.

Section 11. Any corporation paying the maximum fee herein provided for shall not be required to file any reports whatsoever as required by the provisions of this Act.

Section 12. In the event the shares of stock of any such corporation should be no par value, then for the purposes of this Act each share shall be deemed or presumed to have value of at least $100.00 per share, which presumption may be overcome by actual proof submitted to the Secretary of State. For the purposes of this Act the Secretary of State is hereby authorized to make such investigation as he may consider necessary and to increase or decrease the value of no-par value stock as he may determine to be correct from the proof submitted.

Approved May 28, 1931.

ENTERED

A-16778-K

Tax for Year

1946

CORPORATION REPORT AND
TAX RETURN OF

Miami Beach
Improvement
Company
(The)

P. O. ADDRESS

Filed in the office of the Secretary of State
of the State of Florida, this
day of
A. D. 19

R. A. Gray
Secretary of State.

FROM
R. A. GRAY
SECRETARY OF STATE
TALLAHASSEE, FLA.

PERMIT NO. 1
TALLAHASSEE, FLA.

Form D.C.T.R.—For Domestic Corporations (DO NOT DETACH)

Corporation Report and Tax Returns
to the
Secretary of State of Florida

As Required by Senate Bill No. 734, Chap. 14677 (as amended) Laws of Florida, 1931.

Date Rec.	JUL 15 1941
Amt. Rec.	500.00
Amt. of Tax	

HON. R. A. GRAY, Secretary of State, Tallahassee, Florida.

SIR: 1941

In compliance with the law above referred to we submit below information called for, and enclose remittance for $500.00 to pay the tax imposed by said law.

(1) That MIAMI BEACH IMPROVEMENT COMPANY (Give correct name of corporation)

Principal place of business 927 FORTY FIRST STREET, MIAMI BEACH, FLORIDA

Insert to whom receipt is to be mailed AS ABOVE Bk 2395

a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within the State at MIAMI BEACH County, of DADE has designated and established 927 FORTY-FIRST STREET (Street or Building) City of MIAMI BEACH County of DADE State of Florida, as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent T. J. PANCOAST

(2) NAMES AND ADDRESSES OF OFFICERS—BE SURE AND AFFIX TITLES:

Name		Address
T. J. PANCOAST	PRESIDENT	MIAMI BEACH, FLA.
K. R. PANCOAST	VICE PRES. & TREASURER	"
C. W. RICHTER	SECRETARY	"

(3) NAMES AND ADDRESSES OF DIRECTORS:

Name	Address
T. J. PANCOAST	MIAMI BEACH, FLA.
K. R. PANCOAST	"
JOHN S. COLLINS	MOORESTOWN, N. J.
LESTER COLLINS	"
EMILY COLES COLLINS	"

(4) General nature of main business engaged in REAL ESTATE

(5) Date incorporated JUNE 23, 1912

(See copy of law printed herein.)

Date of last meeting of Board of Directors: [illegible] 1941

Is Corporation active? YES If inactive, state how long.

Is the purpose of the Corporation to begin operation in the future?

CAPITAL STOCK STATEMENT

(6) The total authorized capital stock as follows:

6000 shares of the par value of 100.00 each

NO shares without nominal or par value

OUTSTANDING CAPITAL STOCK AS FOLLOWS:

6000 shares of the par value of 100.00 each $ 600,000.00

NO shares without nominal or par value, fixed by law for purpose of taxation at $100.00 per share . . . . $

(See Section 13)

Total outstanding capital stock . . . . $ 600,000.00

Tax as per schedule . . . . $ 500.00

NOTE:—*In the case of no par value shares, a financial statement should be submitted to show the actual value, and this will be the basis of the taxation; or the corporation may elect to value such shares at $100.00 per share.*

Only one report necessary where more than one year's tax is paid at the time of filing.

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

(SEAL)

Thos J. Pancoast

By President ~~or Vice-President~~

ATTEST:

P. W. Richter

Secretary.

STATE OF FLORIDA

COUNTY OF DADE

Personally appeared before me T. J. PANCOAST

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this 14th day of July 1941.

(SEAL)

Evelyn [illegible]

(Signature of person taking acknowledgement)

Notary Public, State of Florida

My Commission Expires [illegible]

Date of last meeting of Board of Directors: ... 1941

Is Corporation active? YES If inactive, state how long

Is the purpose of the Corporation to begin operation in the future?

CAPITAL STOCK STATEMENT

(6) The total authorized capital stock as follows:

6000 shares of the par value of 100.00 each

NO shares without nominal or par value

OUTSTANDING CAPITAL STOCK AS FOLLOWS:

6000 shares of the par value of 100.00 each $ 600,000.00

NO shares without nominal or par value, fixed by law for purpose of taxation at $100.00 per share . . . . $

(See Section 13)

Total outstanding capital stock . . . . $ 600,000.00

Tax as per schedule . . . . $ 500.00

NOTE:—*In the case of no par value shares, a financial statement should be submitted to show the actual value, and this will be the basis of the taxation; or the corporation may elect to value such shares at $100.00 per share.*

Only one report necessary where more than one year's tax is paid at the time of filing.

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

(SEAL) Thos J. Pancoast

By President or Vice-President

ATTEST:

P. W. Richter

Secretary.

STATE OF FLORIDA

COUNTY OF DADE

Personally appeared before me T. J. PANCOAST

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this 17th day of July 1941.

(SEAL)

Evelyn ...

(Signature of person taking acknowledgement)

My Commission Expires ...

(DO NOT DETACH)

CHAPTER 14677—ACTS OF 1931—REQUIRING THE FILING OF THIS REPORT—(AS AMENDED)

AN ACT Requiring Corporations Authorized to do Business in the State of Florida, Both Foreign and Domestic, Annually to File with the Secretary of State Certain Reports and to pay a Certain Tax in the Nature of Filing Fee Thereon.

Section 1. All corporations, except such as are specifically exempt in Section 6 of this Act including those corporations heretofore incorporated under the laws of the State of Florida and those that may hereafter be incorporated under the laws of the State of Florida and all foreign corporations which heretofore have been or may be authorized to do business in the State of Florida, be and the same are hereby required to file with the Secretary of State on July 1st of each year a report setting forth in such form as the Secretary of State shall prescribe, giving the names of the officers and directors and the Post Office address of each, the home office of the corporation, the name and address of the resident agent upon whom service of process may be made, the main line of business engaged in by the corporation, the date of the last meeting of its Board of Directors whether the corporation has been actively engaged in business during the previous twelve months or if its charter powers have been dormant and unused during that period, the number of the shares of the capital stock of such corporation with the par value thereof, the total amount of capital stock and if a foreign corporation the amount of its capital stock allocated for use in the State of Florida; and such other information as may be needed to show if the corporation is active or inactive, and such other information as may be necessary for the Secretary of State to have in carrying out the provisions of this Act.

Section 2. Every corporation required to file reports as provided in Section 1 of this Act shall pay to the Secretary of State for the use of the State of Florida, a filing fee or tax according to the schedule set forth in this section, which, however, shall in no instance be less than $10.00 nor greater than $1,000.00.

Schedule for Filing Fees

For all corporations with capital stock not exceeding $10,000.00	$ 10.00
For Capital Stock of over $10,000.00 and not over $25,000.00	25.00
For Capital Stock of over $25,000.00 and not over $50,000.00	50.00
For Capital Stock of over $50,000.00 and not over $100,000.00	75.00
For Capital Stock of over $100,000.00 and not over $250,000.00	100.00
For Capital Stock of over $250,000.00 and not over $500,000.00	200.00
For Capital Stock of over $500,000.00 and not over $1,000,000.00	500.00
For Capital Stock of over $1,000,000.00 and not over $2,000,000.00	750.00
For Capital Stock of over $2,000,000.00	1,000.00

The Capital Stock above mentioned refers to the issued capital represented by shares of stock outstanding.

Section 3. The Secretary of State shall prescribe the form and furnish the blanks upon request to make the annual reports called for in this Act. It shall be the duty of the Secretary of State to examine the reports when received and if the information called for in this Act is given in such reports he shall file the same as information and keep such reports as public records. He shall pay into the State Treasury to be used for such purposes as the Legislature may determine all moneys collected under the provisions of this Act. Such amounts for printing forms, postage, fees, clerical and other expenses found to be actually necessary in carrying out the provisions of this Act is hereby appropriated from such funds not to exceed ten thousand dollars in any one year.

Section 4. The Secretary of State shall cause a notice of the requirement of this Act to be mailed to the last known address of every corporation doing business in the State of Florida which shall fail to file within thirty days after July first, the reports called for herein and/or pay the filing fee or tax herein imposed. Every corporation which shall fail to comply with the provisions of this Act within three months after July 1st of each year shall be deemed to be no longer exercising its charter or corporate privilege in this State.

Section 5. Any corporation failing to comply with the provisions of this Act for six months shall forfeit its corporate and charter privileges and shall not be permitted to maintain any action in any court in this State until such reports are filed and all fees due hereunder paid. On January first of each year the Secretary of State shall make up a list of the corporations registered in his office which have failed to comply with the provisions of this Act and shall mail a copy of such list to the Clerks of the Circuit Courts, and Civil Courts of Record and Circuit Judges and the Justices of the Peace of this State.

Section 6. The following shall be exempt from the provisions of this Act: railroad companies, Pullman companies, telephone and telegraph companies, bank and trust companies, building and loan associations, insurance companies, co-operative marketing associations, and corporations not for profit; these corporations and companies so exempted from the operation of this Act being regulated by or paying excise taxes under other provisions of law.

Section 7. Nothing in this Act shall be construed as to apply to a corporation that has been adjudged bankrupt or dissolved by order of the court, however, such corporations shall file a statement with the Secretary of State setting forth their status in this respect but shall not be required to pay a tax.

Section 8. The Secretary of State shall mail statements as required in Section 4 to corporations of record subject to the provisions of this Act, giving notice of the time in which reports must be filed; provided, however, in case of any Florida corporations having been organized less than twelve months prior to July 1st of any year in which the reports are due to be filed and the tax due to be paid and in case of any foreign corporation which has been authorized to do business in Florida for less than twelve months at the time the report is due to be made and the tax is due to be paid, then in that event, the tax due for that year shall be prorated according to the number of months the corporation has been in existence or authorized to do business in this State.

Section 9. All statements required to be filed under this Act shall be for the calendar year and where a corporation's fiscal year ends other than the calendar year it shall have ninety days after the ending of its fiscal year in which to file the statement as provided in this Act.

Section 10. Any clause or section of this Act which, for any reason, may be held or declared invalid may be eliminated and the remaining portions thereof shall be and remain in full force and be valid in the same manner and to the same extent as if such invalid clause or section had not been incorporated therein.

Section 11. Any corporation paying the maximum fee herein provided for shall not be required to file any reports whatsoever as required by the provisions of this Act.

Section 12. In the event the shares of stock of any such corporation should be no par value, then for the purposes of this Act, each share shall be deemed or presumed to have value of at least $100.00 per share, which presumption may be overcome by actual proof submitted to the Secretary of State. For the purposes of this Act the Secretary of State is hereby authorized to make such investigation as he may consider necessary and to increase or decrease the value of no-par value stock as he may determine to be correct from the proof submitted.

Approved May 28, 1931.

ENTERED

A-11677 [illegible]

Tax for Years

1941

CORPORATION REPORT AND
TAX RETURN OF

Miami Beach
Improvement
Company,
(Fla)

P. O. ADDRESS

Filed in the office of the Secretary of State of the
State of Florida, this
day of ... 1941
A. D. 19

R. A. Gray
Secretary of State.

R. A. GRAY
SECRETARY OF STATE
TALLAHASSEE, FLA.

(DO NOT DETACH)

Form D. C. T. R.—For Domestic Corporations

Corporation Report and Tax Returns

to the

Secretary of State of Florida

As required by Senate Bill No. 734, Chap. 14677 (as amended) Laws of Florida, 1931

Date Rec.	JUL 21 1942
Amt. Rec.	500.00
Amt. of Tax	

HON. R. A. GRAY, Secretary of State,
Tallahassee, Florida.

SIR: 1942

In compliance with the law above referred to we submit below information called for and enclose remittance for $500.00 to pay the tax imposed by said law.

(1) That MIAMI BEACH IMPROVEMENT COMPANY
(Give correct name of corporation)

Principal place of business 927 FORTY FIRST STREET, MIAMI BEACH, FLA.

Insert to whom receipt is to be mailed AS ABOVE

a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within the State at MIAMI BEACH, County of DADE, has designated and established 927 41ST STREET (Street or Building) City of MIAMI BEACH, County of DADE, State of Florida, as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent RUSSELL T. PANCOAST

(2) NAMES AND ADDRESSES OF OFFICERS; BE SURE AND AFFIX TITLES:

Name		Address
RUSSELL T. PANCOAST	PRESIDENT	MIAMI BEACH, FLA.
KATHARINE B. PANCOAST	VICE-PRES.	"
J. ARTHUR PANCOAST	VICE-PRES. & TREAS.	"
C. W. BECHTER	SECRETARY	"
EVELYN E. [illegible]	ASST. SECRETARY	"

(3) NAMES AND ADDRESSES OF DIRECTORS:

Name	Address
RUSSELL T. PANCOAST	MIAMI BEACH, FLA.
KATHARINE B. PANCOAST	"
~~[illegible]~~	~~[illegible]~~
JOHN S. COLLINS II	MOORESTOWN, N.J.
LESTER COLLINS	"
ARTHUR J. COLLINS, JR.	"

(4) General nature of business engaged in

REAL ESTATE

(5) Date incorporated [illegible] 5, 1912

(See copy of law printed herein).

Date of last meeting of Board of Directors: 1942

Is Corporation active? .... Yes .... If inactive, state how long ....

Is the purpose of the Corporation to begin operation in the future? ....

CAPITAL STOCK STATEMENT

(6) The total authorized capital stock as follows:

6,000 ...... shares of the par value of 100.00 ...... each

none ...... shares without nominal or par value ....

OUTSTANDING CAPITAL STOCK AS FOLLOWS:

6,000 ...... shares of the par value of 100.00 ...... each $ 600,000.00

none ...... shares without nominal or par value, fixed by

law for purpose of taxation at $100.00 per share .... $ ....

(See Section 13)

Total outstanding capital stock .... $ 600,000.00

Tax as per schedule .... $ 500.00

Note—In the case of no par value shares, a financial statement should be submitted to show the actual value, and this will be the basis of the taxation; or the corporation may elect to value such shares at $100.00 per share.

Only one report necessary where more than one year's tax is paid at the time of filing.

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

(SEAL) Russell T. Pancoast

By President ~~or Vice-President~~

ATTEST:

C. W. Richter

Secretary

STATE OF FLORIDA,

COUNTY OF Dade

Personally appeared before me Russell T. Pancoast

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this 20th day of July 1942

(SEAL)

Muriel K. Horne

(Signature of officer taking acknowledgment)

Notary Public, State of Florida at Large.

My Commission Expires May 28, 1944.

(DO NOT DETACH)

CHAPTER 14677—ACTS OF 1931—REQUIRING THE FILING OF THIS REPORT (AS AMENDED)

AN ACT Requiring Corporations Authorized to do Business in the State of Florida, Both Foreign and Domestic, Annually to File with the Secretary of State Certain Reports and to pay a Certain Tax in the Nature of Filing Fee Thereon.

Section 1. All corporations, except such as are specifically exempted in Section 6 of this Act including those corporations heretofore incorporated under the laws of the State of Florida and those that may hereafter be incorporated under the laws of the State of Florida and all foreign corporations which heretofore have been or may hereafter be authorized to do business in the State of Florida, be and the same are hereby required to file with the Secretary of State on July 1st of each year a return report on such form as the Secretary of State shall prescribe, giving the names of the officers and directors and the Post Office address of each, the home office of the corporation, the name and address of the resident agent upon whom service of process may be made, the main line of business engaged in by the corporation, the date of the last meeting of its Board of Directors whether the corporation has been actively engaged in business during the previous twelve months or if its charter powers have been dormant and unused during that period, the number of the shares of the capital stock of such corporation with the par value thereof, the total amount of capital stock and if a foreign corporation the amount of its capital stock allocated for use in the State of Florida and such other information as may be needed to show if the corporation is active or inactive, and such other information as may be necessary for the Secretary of State to have in carrying out the provisions of this Act.

Section 2. Every corporation required to file reports as provided in Section 1 of this Act shall pay to the Secretary of State for the use of the State of Florida a filing fee or tax according to the schedule set forth in this section, which, however, shall in no instance be less than $10.00 nor greater than $1,000.00.

Schedule for Filing Fees

For all corporations with capital stock not exceeding $10,000	$10.00
For Capital Stock of over $10,000.00 and not over $25,000.00	25.00
For Capital Stock of over $25,000.00 and not over $50,000.00	50.00
For Capital Stock of over $50,000.00 and not over $100,000.00	75.00
For Capital Stock of over $100,000.00 and not over $200,000.00	100.00
For Capital Stock of over $200,000.00 and not over $500,000.00	200.00
For Capital Stock of over $500,000.00 and not over $1,000,000.00	500.00
For Capital Stock of over $1,000,000.00 and not over $2,000,000.00	750.00
For Capital Stock over $2,000,000.00	1,000.00

The Capital Stock above mentioned refers to the invested capital represented by shares of stock outstanding.

Section 3. The Secretary of State shall prescribe the form and furnish the blanks upon request to make the annual reports called for in this Act. It shall be the duty of the Secretary of State to examine the reports when received and if the information called for in this Act is given in such reports he shall file the same as information and keep such reports as public records. He shall pay into the State Treasury to be used for such purposes as the Legislature may determine all moneys collected under the provisions of this Act. Such amounts for printing forms, postage, files, clerical and other expenses found to be actually necessary in carrying out the provisions of this Act is hereby appropriated from such funds not to exceed ten thousand dollars in any one year.

Section 4. The Secretary of State shall cause a notice of the requirements of this Act to be mailed to the last known address of every corporation doing business in the State of Florida which shall fail to file within thirty days after July first, the report called for herein and or pay the filing fee or tax herein imposed. Every corporation which shall fail to comply with the provisions of this Act within three months after July 1st of each year shall be deemed to be no longer exercising its charter or corporate privilege in this State.

Section 5. Any corporation failing to comply with the provisions of this Act for six months shall forfeit its corporate and charter privileges and shall not be permitted to maintain any action in any court in this State until such reports are filed and all fees due hereunder paid. On January first of each year the Secretary of State shall make up a list of the corporations of record in his office which have failed to comply with the provisions of this Act and shall mail a copy of such lists to the Clerk of the Circuit Courts, and Civil Courts of Record, the Circuit Judges and the Justices of the Peace of this State.

Section 6. The following shall be exempt from the provisions of this Act: railroad companies, Pullman companies, telephone and telegraph companies, bank and trust companies, building and loan associations, insurance companies, co-operative marketing associations and corporations not for profit; these corporations and companies so exempt from the operation of this Act being regulated by paying excise taxes under other provisions of law.

Section 7. Nothing in this Act shall be construed so as to apply to a corporation that has been adjudged bankrupt or dissolved by order of the court, however, such corporations shall file a statement with the Secretary of State setting forth facts relating to this request but shall not be required to pay a tax.

Section 8. The Secretary of State shall mail statements as required in Section 4 to corporations of record subject to the provisions of this Act, giving notice of the time in which reports must be filed; provided, however in case of any Florida corporations having been organized less than twelve months prior to July 1st of any year in which reports are due to be filed and the tax due to be paid and in case of any foreign corporation which has been authorized to do business in Florida for less than twelve months at the time the report is due to be made and the tax is due to be paid, then in that event, the tax due for that year shall be pro-rated according to the number of months the corporation has been in existence or authorized to do business in this State.

Section 9. All statements required to be filed under this Act shall be for the calendar year and where a corporation's fiscal year ends other than the calendar year it shall have ninety days after the ending of its fiscal year in which to file the statement as provided in this Act.

Section 10. Any clause or section of this Act which, for any reason, may be held or declared invalid may be eliminated and the remaining portions thereof shall be and remain in full force and be valid in the same manner and to the same extent as if such invalid clause or section had not been incorporated therein.

Section 11. Any corporation paying the minimum fee herein provided for shall not be required to file any reports whatsoever as required by the provisions of this Act.

Section 12. In the event the shares of stock of any such corporation should be no par value, then for the purposes of this Act, each share shall be deemed or presumed to have value of at least $100.00 per share, which presumption may be overcome by actual proof submitted to the Secretary of State. For the purposes of this Act the Secretary of State is hereby authorized to make such investigation as he may consider necessary and to increase or decrease the value of no par value stock as he may determine to be correct from the proof submitted.

Approved May 26, 1931.

FROM
R. A. GRAY
SECRETARY OF STATE
TALLAHASSEE, FLA.

SEC. 562—P. L. & R.
PERMIT NO. 1
TALLAHASSEE, FLA.

No. 16778-M

Tax for Years

1942

CORPORATION REPORT AND TAX RETURN OF

The
MIAMI BEACH IMPROVEMENT COMPANY

P. O. ADDRESS 927 41st STREET

MIAMI BEACH, FLORIDA

Filed in the office of the Secretary of State of the State of Florida, this

day of JUL 21 1942

A. D. 19

R. A. Gray
Secretary of State.

(DO NOT DETACH)

Form L. C. T. 2.—For Domestic Corporations.

Corporation Report and Tax Returns
to the
Secretary of State of Florida

As required by Senate Bill No. 734, Chap. 14677 (as amended) Laws of Florida, 1931

Date Rec.	AUG 2 1943
Amt. Rec.	#500.00
Amt. of Tax	

HON. R. A. GRAY, Secretary of State,
Tallahassee, Florida.

SIR:

In compliance with the law above referred to we submit below information called for and enclose remittance for $ 500.00 to pay the tax imposed by said law.

(1) That MIAMI BEACH IMPROVEMENT COMPANY (Give correct name of corporation)

Principal place of business 927 FORTY-FIRST STREET, MIAMI BEACH, FLORIDA

Insert to whom receipt is to be mailed SAME

a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within the State at MIAMI BEACH County of DADE, has designated and established 927 FORTY-FIRST STREET (Street or Building) City of MIAMI BEACH, County of DADE, State of Florida, as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent

RUSSELL T. PANCOAST

(2) NAMES AND ADDRESSES OF OFFICERS; BE SURE AND AFFIX TITLES:

Name		Address
RUSSELL T. PANCOAST	PRESIDENT	MIAMI BEACH, FLORIDA
J. ARTHUR PANCOAST	VICE-PRESIDENT AND TREASURER	MIAMI BEACH, FLORIDA
C. E. RICHTER	SECRETARY	MIAMI BEACH, FLORIDA

(3) NAMES AND ADDRESSES OF DIRECTORS:

Name	Address
RUSSELL T. PANCOAST	MIAMI BEACH, FLORIDA
J. ARTHUR PANCOAST	MIAMI BEACH, FLORIDA
JOHN S. COLLINS, II	MOORESTOWN, N.J.
LESTER COLLINS	MOORESTOWN, N.J.
ARTHUR J. COLLINS, JR.	MOORESTOWN, N.J.

(4) General nature of main business engaged in REAL ESTATE

(5) Date incorporated JUNE 1, 1912

(See copy of law printed herein).

Date of last meeting of Board of Directors: 1943

Is Corporation active? YES. If inactive, state how long

Is the purpose of the Corporation to begin operations in the future?

CAPITAL STOCK STATEMENT

(6) The total authorized capital stock as follows:

6000 shares of the par value of 100.00 each

NONE shares without nominal or par value

OUTSTANDING CAPITAL STOCK AS FOLLOWS:

shares of the par value of each $ 600,000.00

shares without nominal or par value, fixed by law for purpose of taxation at $100.00 per share $

Total outstanding capital stock $ 600,000.00

Tax as per schedule $ 300.00

Note—In the case of no par value shares, a financial statement should be submitted to show the actual value, and this will be the basis of the taxation; or the corporation may elect to value such shares at $100.00 per share.

Only one report necessary, where more than one year's tax is paid at the time of filing.

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

(SEAL)

By President ~~or Vice-President~~

ATTEST:

TREASURER ~~SECRETARY~~

STATE OF FLORIDA,
COUNTY OF DADE

Personally appeared before me

RUSSELL T. PANCOAST

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this 30 day of JULY, 1943.

(SEAL)

(Signature of officer taking acknowledgment)

My Commission Expires November 7th, 1943

(DO NOT DETACH)

CHAPTER 14677—ACTS OF 1931 REQUIRING THE FILING OF THIS REPORT (AS AMENDED)

AN ACT Requiring Corporations Authorized to do Business in the State of Florida, Both Foreign and Domestic, Annually to File with the Secretary of State Certain Reports and to pay a Certain Tax in the Nature of Filing Fee Thereon.

Section 1. All corporations, except such as are specifically exempted in Section 6 of this Act including those corporations heretofore incorporated under the laws of the State of Florida and those that may hereafter be incorporated under the laws of the State of Florida and all foreign corporations which heretofore have been or may hereafter be authorized to do business in the State of Florida, be and the same are hereby required to file with the Secretary of State on July 1st of each year a sworn report on some form as the Secretary of State shall prescribe, giving the names of the officers and directors and the Post Office address of each, the home office of the corporation, the name and address of the resident agent upon whom service of process may be made, the main line of business engaged in by the corporation, the date of the last meeting of its Board of Directors whether the corporation has been actively engaged in business during the previous twelve months or if its charter powers have been dormant and unused during that period, the number of the shares of the capital stock of such corporation, the par value thereof, the total amount of capital stock and if a foreign corporation the amount of its capital stock allocated for use in the State of Florida, and such other information as may be needed to show if the corporation is active or inactive and such other information as may be necessary for the Secretary of State to have in carrying out the provisions of this Act.

Section 2. Every corporation required to file reports as provided in Section 1 of this Act shall pay to the Secretary of State for the use of the State of Florida a filing fee or tax according to the schedule set forth in this section which, however, shall in no instance be less than $10.00 nor greater than $1,000.00.

Schedule for Filing Fees

For all corporations with capital stock not exceeding $10,000	$ 10.00
For Capital Stock of over $10,000.00 and not over $25,000.00	25.00
For Capital Stock of over $25,000.00 and not over $50,000.00	50.00
For Capital Stock of over $50,000.00 and not over $100,000.00	75.00
For Capital Stock of over $100,000.00 and not over $200,000.00	100.00
For Capital Stock of over $200,000.00 and not over $500,000.00	200.00
For Capital Stock of over $500,000.00 and not over $1,000,000.00	500.00
For Capital Stock of over $1,000,000.00 and not over $2,000,000.00	750.00
For Capital Stock over $2,000,000.00	1,000.00

The Capital Stock above mentioned refers to the invested capital represented by shares of stock outstanding.

Section 3. The Secretary of State shall prescribe the form and furnish the blanks upon request to make the annual reports called for in this Act. It shall be the duty of the Secretary of State to examine the reports when received and if the information called for in this Act is given in such reports he shall file the same as information and keep such reports as public records. He shall pay into the State Treasury to be used for such purposes as the Legislature may determine all moneys collected under the provisions of this Act. Such amounts for printing forms, postage, files, clerical and other expenses found to be actually necessary in carrying out the provisions of this Act is hereby appropriated from such funds not to exceed ten thousand dollars in any one year.

Section 4. The Secretary of State shall cause a notice of the requirements of this Act to be mailed to the last known address of every corporation doing business in the State of Florida which shall fail to file within thirty days after July first, the report called for herein and/or pay the filing fee or tax herein imposed. Every corporation which shall fail to comply with the provisions of this Act within three months after July 1st of each year shall be deemed to be no longer exercising its charter or corporate privilege in this State.

Section 5. Any corporation failing to comply with the provisions of this Act for six months shall forfeit its corporate and charter privileges and shall not be permitted to maintain any action in any court in this State until such reports are filed and all fees due hereunder paid. On January first of each year the Secretary of State shall make up a list of the corporations of record in his office which have failed to comply with the provisions of this Act and shall mail a copy of such lists to the Clerk of the Circuit Courts, and Civil Courts of Record, the Circuit Judges and the Justices of the Peace of this State.

Section 6. The following shall be exempt from the provisions of this Act: railroad companies, Pullman companies, telephone and telegraph companies, bank and trust companies, building and loan associations, insurance companies, co-operative marketing associations and corporations not for profit; these corporations and companies so exempt from the operation of this Act being regulated by paying excise taxes under other provisions of law.

Section 7. Nothing in this Act shall be construed as to apply to a corporation that has been adjudged bankrupt or dissolved by order of the court, however, such corporations shall file a statement with the Secretary of State setting forth their status in this respect but shall not be required to pay a tax.

Section 8. The Secretary of State shall mail statement as required in Section 4 to corporations of record subject to the provisions of this Act, giving notice of the time in which reports must be filed; provided, however, in case of any Florida corporations having been organized less than twelve months prior to July 1st of any year in which reports are due to be filed and the tax due to be paid and in case of any foreign corporation which has been authorized to do business in Florida for less than twelve months at the time the report is due to be made and the tax is due to be paid, then in that event, the tax due for that year shall be prorated according to the number of months the corporation has been in existence or authorized to do business in this State.

Section 9. All statements required to be filed under this Act shall be for the calendar year and where a corporation's fiscal year is other than the calendar year it shall have ninety days after the ending of its fiscal year in which to file the statement as provided in this Act.

Section 10. Any clause or section of this Act which, for any reason, may be held or declared invalid, may be eliminated and the remaining portions thereof shall be and remain in full force and be valid in the same manner and to the same extent as if such invalid clause or section had not been incorporated therein.

Section 11. Any corporation paying the maximum fee herein provided for shall not be required to file any reports whatsoever as required by the provisions of this Act.

Section 12. In the event the shares of stock of any such corporation should be no par value, then for the purpose of this Act, each share shall be deemed or presumed to have value of at least $100.00 per share, which presumption may be overcome by actual proof submitted to the Secretary of State. For the purposes of this Act the Secretary of State is hereby authorized to make such investigation as he may consider necessary and to increase or decrease the value of no par value stock as he may determine to be correct from the proof submitted.

Approved May 28, 1931.

FROM
R. A. GRAY
SECRETARY OF STATE
TALLAHASSEE, FLA.

SEC. 562 P. L. & R.
PERMIT NO. 8
TALLAHASSEE, FLA.

ENTERED

F11477EN

Tax for Years

1943

CORPORATION REPORT AND TAX RETURN OF

Miami Beach
Improvement
Company
(Del)

P. O. ADDRESS ....

Filed in the office of the Secretary of State of the State of Florida, this ....

day of .... AUG 2 1943

A. D. 19.... R. A. Gray

Secretary of State.

(DO NOT DETACH)

Form D. C. T. R.—For Domestic Corporations.

Corporation Report and Tax Returns

to the

Secretary of State of Florida

As required by Senate Bill No. 784, Chap. 14677 (as amended) Laws of Florida, 1931

Date Rec. JUN 22 1944
Amt. Rec. 500.00
Amt. of Tax

HON. R. A. GRAY, Secretary of State,
Tallahassee, Florida.

1944

SIR:

In compliance with the law above referred to we submit below information called for and enclose remittance for $ 500.00 to pay the tax imposed by said law.

(1) That Miami Beach Improvement Company
(Give correct name of corporation)

Principal place of business 927 Forty-First Street, Miami Beach, Florida

Insert to whom receipt is to be mailed Same

a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within the State at Miami Beach, County of Dade, has designated and established 927 Forty-First Street (Street or Building)

City of Miami Beach County of Dade State of Florida as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent

Russell T. Pancoast

(2) NAMES AND ADDRESSES OF OFFICERS: BE SURE AND AFFIX TITLES:

Name		Address
Russell T. Pancoast	President	Miami Beach, Florida
J. Arthur Pancoast	Vice-President & Treasurer	Miami Beach, Florida
C. E. Rickhen	Secretary	Miami Beach, Florida

(3) NAMES AND ADDRESSES OF DIRECTORS:

Name	Address
Russell T. Pancoast	Miami Beach, Florida
J. Arthur Pancoast	Miami Beach, Florida
John S. Collins, II	Moorestown, N. J.
Lester Collins	Moorestown, N. J.
Arthur J. Collins, Jr.	Moorestown, N. J.

(4) General nature of main business engaged in Real Estate

(5) Date incorporated June 3, 1912

(See copy of law printed herein).

Date of last meeting of Board of Directors _______ 1944 _______

Is Corporation active? ___ Yes ___________ If inactive, state how long _______________

Is the purpose of the Corporation to begin operations in the future? _______________

CAPITAL STOCK STATEMENT

(6) The total authorized capital stock as follows:

___ 6000 ___ shares of the par value of ___ 100.00 ___ each

~~______ shares without nominal or par value~~

OUTSTANDING CAPITAL STOCK AS FOLLOWS:

___ 6000 ___ shares of the par value of ___ 100.00 ___ each $ 600,000.00

______________ shares without nominal or par value, fixed by law for purpose of taxation at $100.00 per share . . . . . $ ______

(See Section 13)

Total outstanding capital stock	$ 600,000.00
Tax as per schedule	$ 500.00

Note—In the case of no par value shares, a financial statement should be submitted to show the actual value, and this will be the basis of the taxation; or the corporation may elect to value such shares at $100.00 per share.

Only one report necessary where more than one year's tax is paid at the time of filing.

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

(SEAL) Russell T. Pancoast

By President ~~or Vice-President~~

ATTEST:

J. Arthur Pancoast

Treasurer ~~Secretary~~

STATE OF FLORIDA,

COUNTY OF ___ Dade ___

Personally appeared before me ___ Russell T. Pancoast ___

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this ___ 20th ___ day of ___ June ___, 1944.

(SEAL)

Julia G. Bond

(Signature of officer taking acknowledgment)

(DO NOT DETACH)

CHAPTER 14677—ACTS OF 1931 REQUIRING THE FILING OF THIS REPORT (AS AMENDED)

AN ACT Requiring Corporations Authorized to do Business in the State of Florida, Both Foreign and Domestic, Annually to File with the Secretary of State Certain Reports and to pay a Certain Tax in the Nature of Filing Fee Thereon.

Section 1. All corporations, except such as are specifically exempted in Section 6 of this Act including those corporations heretofore incorporated under the laws of the State of Florida and those that may hereafter be incorporated under the laws of the State of Florida and all foreign corporations which heretofore have been or may hereafter be authorized to do business in the State of Florida, be and the same are hereby required to file with the Secretary of State on July 1st of each year a sworn report on such form as the Secretary of State shall prescribe, giving the names of the officers and directors and the Post Office address of each, the home office of the corporation, the name and address of the resident agent upon whom service of process may be made, the main line of business engaged in by the corporation, the date of the last meeting of its Board of Directors whether the corporation has been actively engaged in business during the previous twelve months or if its charter powers have been dormant and unused during that period, the number of the shares of the capital stock of such corporation with the par value thereof, the total amount of capital stock and if a foreign corporation the amount of its capital stock allocated for use in the State of Florida, and such other information as may be needed to show if the corporation is active or inactive, and such other information as may be necessary for the Secretary of State to have in carrying out the provisions of this Act.

Section 2. Every corporation required to file reports as provided in Section 1 of this Act shall pay to the Secretary of State for the use of the State of Florida a filing fee or tax according to the schedule set forth in [illegible] section which, however, shall in no instance be less [illegible] $10.00 nor greater than $1,000.00.

Schedule for Filing Fees

For all corporations with capital stock not exceeding $10,000	$ 10.00
For Capital Stock of over $10,000.00 and not over $25,000.00	25.00
For Capital Stock of over $25,000.00 and not over $50,000.00	50.00
For Capital Stock of over $50,000.00 and not over $100,000.00	75.00
For Capital Stock of over $100,000.00 and not over $200,000.00	100.00
For Capital Stock of over $200,000.00 and not over $500,000.00	[illegible]
For Capital Stock of over $500,000.00 and not over $1,000,000.00	[illegible]
For Capital Stock of over $1,000,000.00 and not over $2,000,000.00	750.00
For Capital Stock over $2,000,000.00	1,[illegible]

The Capital Stock above mentioned refers to the invested capital represented by shares of stock outstanding.

Section 3. The Secretary of State shall prescribe the form and furnish the blanks upon request to make the annual reports called for by this Act. It shall be the duty of the Secretary of State to examine the reports when received and if the information called for in this Act is given in such reports he shall file the same as information and keep such reports as public records. He shall pay into the State Treasury to be used for such purposes as the Legislature may determine all moneys collected under the provisions of this Act. Such amounts for printing forms, postage, files, clerical and other expenses found to be actually necessary in carrying out the provisions of this Act is hereby appropriated from such funds not to exceed ten thousand dollars in any one year.

Section 4. The Secretary of State shall cause a notice of the requirements of this Act to be mailed to the last known address of every corporation doing business in the State of Florida which shall fail to file within thirty days after July first, the report called for herein and/or pay the filing fee or tax herein imposed. Every corporation which shall fail to comply with the provisions of this Act within three months after July 1st of each year shall be deemed to be no longer exercising its charter or corporate privileges in this State.

Section 5. Any corporation failing to comply with the provisions of this Act for six months shall forfeit its corporate and charter privileges and shall not be permitted to maintain any action in any court in this State until such reports are filed and all fees due hereunder paid. On January first of each year the Secretary of State shall make up a list of the corporations of record in his office which have failed to comply with the provisions of this Act and shall mail a copy of such lists to the Clerk of the Circuit Courts, and Civil Courts of Record, the Circuit Judges and the Justices of the Peace of this State.

Section 6. The following shall be exempt from the provisions of this Act: railroad companies, Pullman companies, telephone and telegraph companies, banks and trust companies, building and loan associations, insurance companies, co-operative marketing associations and corporations not for profit; these corporations and companies so exempt from the operation of this Act being regulated by paying excise taxes under other provisions of law.

Section 7. Nothing in this Act shall be construed as to apply to a corporation that has been adjudged bankrupt or dissolved by order of the court, however, such corporations shall file a statement with the Secretary of State setting forth their status in this respect but shall not be required to pay a tax.

Section 8. The Secretary of State shall mail statement as required in Section 4 to corporations of record subject to the provisions of this Act, giving notice of the time in which reports must be filed, provided, however, in case of any Florida corporations having been organized less than twelve months prior to July 1st of any year in which reports are due to be filed and the tax due to be paid and in case of any foreign corporation which has been authorized to do business in Florida for less than twelve months at the time the report is due to be made and the tax is due to be paid, then in that event, the tax due for that year shall be prorated according to the number of months the corporation has been in existence or authorized to do business in this State.

Section 9. All statements required to be filed under this Act shall be for the calendar year and where a corporation's fiscal year ends other than the calendar year it shall have thirty days after the ending of its fiscal year in which to file the statement as provided in this Act.

Section 10. Any clause or section of this Act which, for any reason, may be held or declared invalid may be eliminated and the remaining portions thereof shall be and remain in full force and be valid in the same manner and to the same extent as if such invalid clause or section had not been incorporated therein.

Section 11. Any corporation paying the maximum fee herein provided for shall not be required to file any reports whatsoever as required by the provisions of this Act.

Section 12. In the event the shares of stock of any such corporations should be no par value, then for the purpose of this Act, each share shall be deemed or presumed to have value of at least $100.00 per share, which presumption may be overcome by actual proof submitted to the Secretary of State. For the purposes of this Act the Secretary of State is hereby authorized to make such investigation as he may consider necessary and to increase or decrease the value of no par value stock as he may determine to be correct from the proof submitted.

Approved May [illegible], 1931.

No. 2 14778-a

Tax for Years 1944

1944

CORPORATION REPORT AND TAX RETURN OF

Miami Beach Improvement Co.

P. O. ADDRESS 327 Forty-first St.

Miami Beach, Florida

Filed in the office of the Secretary of State of the State of Florida, this

day of JUN 22 1944

A. D. 19

Secretary of State.

FROM
R. A. GRAY
SECRETARY OF STATE
TALLAHASSEE, FLA.

SEC. 562 P. L. & R.
PERMIT No. 1
TALLAHASSEE, FLA.

Miami Beach Improvement Company
Treasurer
Box
327 Forty First St.
Miami Beach, Fla.

(DO NOT DETACH)

NOV 12 1947

Form C. C. T. R.—For Domestic Corporations.

Corporation Report and Tax Returns

to the

Secretary of State of Florida

As required by Senate Bill 734, Chap. 14677 (as amended) Laws of Florida, 1931

Date Rec.
Amt. Rec.
Amt. of Tax

HON. R. A. GRAY, Secretary of State 1947
Tallahassee, Florida.

SIR:

In compliance with the law above referred to we submit below information called for and enclose remittance for $ 10.00 to pay the tax imposed by said law.

(1) That MIAMI BEACH IMPROVEMENT CO. (Give correct name of corporation)

Principal place of business 927 FORTY-FIRST STREET, MIAMI BEACH, FLORIDA

Name to whom receipt is to be mailed SAME

a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within the State at ABOVE ADDRESS County of .... has designated and established 927 FORTY-FIRST STREET (Street or Building) City of MIAMI BEACH County of DADE State of Florida, as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent RUSSELL T. PANCOAST

(2) NAMES AND ADDRESSES OF OFFICERS: BE SURE AND AFFIX TITLES:

Name		Address
RUSSELL T. PANCOAST	PRESIDENT	MIAMI BEACH, FLA.
J. ARTHUR PANCOAST	TREASURER	" " "
C. W. RICHTER	SECRETARY	" " "
PAUL KUESCHIK	ASST. "	" " "

(3) NAMES AND ADDRESSES OF DIRECTORS:

Name	Address
RUSSELL T. PANCOAST	MIAMI BEACH, FLA.
J. ARTHUR PANCOAST	" " "
MRS. S. COLLINS II	MOORESTOWN, N. J.
LESTER COLLINS	" "
ARTHUR J. COLLINS, JR.	" "

(4) General nature of main business engaged in REAL ESTATE

(5) Date incorporated JUNE 3-1912

(See copy of law printed herein).

Date of last meeting of Board of Directors...... NOVEMBER 11-1946

Is Corporation active?.......NO..........If inactive, state how long......SINCE 1944...

Is the purpose of the Corporation to begin operations in the future?..........NO

CAPITAL STOCK STATEMENT

(6) The total authorized capital stock as follows:

.....NONE.......shares of the par value of......................each

.....NONE.......shares without nominal or par value

OUTSTANDING CAPITAL STOCK AS FOLLOWS:

.....NONE.......shares of the par value of.......................each $..........

.....NONE.......shares without nominal or par value, fixed by law for purpose of taxation at $100.00 per share . . . . $..........

(See Section 13)

Total outstanding capital stock . . . . . . $..........

Tax as per schedule . . . . $.....10.00

Note:—In the case of no par value shares, a financial statement should be submitted to show the actual value, and this will be the basis of the taxation; or the corporation may elect to value such shares at $100.00 per share.

Only one report necessary where more than one year's tax is paid at the time of filing.

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

(SEAL)

Russell T. Pancoast

By ~~President or Vice-President~~

ATTEST:

Paul Kuschik

ASSISTANT Secretary

STATE OF FLORIDA,

COUNTY OF.....DADE.........

Personally appeared before me.......RUSSELL T. PANCOAST

....

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this..........11th..........day of

.........NOVEMBER..........1947.

(SEAL)

Mildred Dent

(Signature of officer taking acknowledgment)

My Commission Expires June 11, 19..

THE MIAMI BEACH IMPROVEMENT COMPANY

[illegible] FORTY-FIRST STREET • MIAMI BEACH, FLORIDA

November 11, 1947

Hon. R. A. Gray
Secretary of State
Tallahassee, Florida

Dear Mr. Gray:

The Miami Beach Improvement Company paid its State Capital Stock Tax in June 1944. In November 1944 the corporation called in and cancelled all of its capital stock (6,000 shares of $100.00 par), and distributed all of its then known assets. The corporation did not at that time dissolve, because of some pending litigation. At the conclusion of that litigation, the company found itself in possession of certain marketable property worth approximately $146,000.00. At the time of cancelling the capital stock in 1944 it was not realized that this property would ever have any value as far as the company was concerned.

There now exists a market for the above mentioned properties, and in order to give satisfactory title it is necessary to place the corporation in good standing, and we will appreciate your advice as to whether the $10.00 minimum tax for each of the three intervening years is sufficient to do so.

I am enclosing herewith three Corporation Reports and Tax Returns for each of the years - 1945, 1946 and 1947. You will note that the company has no outstanding capital stock.

Sincerely,

THE MIAMI BEACH IMPROVEMENT COMPANY

Russell T. Pancoast

RUSSELL T. PANCOAST
President

RTP:d

Encl. (4)

(DO NOT DETACH)

CHAPTER 14677—ACTS OF 1931—REQUIRING THE FILING OF THIS REPORT— (AS AMENDED)

AN ACT Requiring Corporations Authorized to do Business in the State of Florida, Both Foreign and Domestic, Annually to File with the Secretary of State Certain Reports and to Pay a Certain Tax in the Nature of Filing Fee Thereon.

Section 1. All corporations except such as are specifically exempted in Section 6 of this Act including those corporations heretofore incorporated under the laws of the State of Florida and those that may hereafter be incorporated under the laws of the State of Florida and all foreign corporations which heretofore have been or may hereafter be authorized to do business in the State of Florida, be and the same are hereby required to file with the Secretary of State on July 1st of each year a sworn report on such form as the Secretary of State shall prescribe giving the names of the officers and directors and the Post Office address of each, the home office of the corporation, the name and address of the resident agent upon whom service of process may be made, the main line of business engaged in by the corporation, the date of the last meeting of its Board of Directors whether the corporation has been actively engaged in business during the previous twelve months or if its charter powers have been dormant and unused during that period, the number of the shares of the capital stock of such corporation with the par value thereof, the total amount of capital stock and if a foreign corporation the amount of its capital stock allocated for use in the State of Florida, and such other information as may be needed to show if the corporation is active or inactive, and such other information as may be necessary for the Secretary of State to have in carrying out the provisions of this Act.

Section 2. Every corporation required to file reports as provided in Section 1 of this Act shall pay to the Secretary of State for the use of the State of Florida a filing fee or tax according to the schedule set forth in this section which, however, shall in no instance be less than $10.00 nor greater than $1,000.00.

Schedule for Filing Fee

For all corporations with capital stock not exceeding $10,000.00	$ 10.00
For Capital Stock of over $10,000.00 and not over $25,000.00	25.00
For Capital Stock of over $25,000.00 and not over $50,000.00	50.00
For Capital Stock of over $50,000.00 and not over $100,000.00	75.00
For Capital Stock of over $100,000.00 and not over $200,000.00	100.00
For Capital Stock of over $200,000.00 and not over $500,000.00	200.00
For Capital Stock of over $500,000.00 and not over $1,000,000.00	500.00
For Capital Stock of over $1,000,000.00 and not over $2,000,000.00	750.00
For Capital Stock over $2,000,000.00	1,000.00

The Capital Stock above mentioned refers to the invested capital represented by shares of stock outstanding.

Section 3. The Secretary of State shall prescribe the form and furnish the blanks upon request to make the annual reports called for in this Act. It shall be the duty of the Secretary of State to examine the reports when received and if the information called for in this Act is given in such reports he shall file the same as information and keep such reports as public records. He shall pay into the State Treasury to be used for such purposes as the Legislature may determine all moneys collected under the provisions of this Act. Such amounts for printing forms, postage, files, clerical and other expenses found to be actually necessary in carrying out the provisions of this Act is hereby appropriated from such funds not to exceed ten thousand dollars in any one year.

Section 4. The Secretary of State shall cause a notice of the requirements of this Act to be mailed to the last known address of every corporation doing business in the State of Florida which shall fail to file within thirty days after July first, the report called for herein and/or pay the filing fee or tax herein imposed. Every corporation which shall fail to comply with the provisions of this Act within three months after July 1st of each year shall be deemed to be no longer exercising its charter or corporate privilege in this State.

Section 5. Any corporation failing to comply with the provisions of this Act for six months shall forfeit its corporate and charter privileges and shall not be permitted to maintain any action in any court in this State until such reports are filed and all fees due thereunder paid. On January first of each year the Secretary of State shall make up a list of the corporations of record in his office which have failed to comply with the provisions of this Act and shall mail a copy of such list to the Clerk of the Circuit Courts, and Civil Courts of Record, the Circuit Judges and the Justices of the Peace of this State.

Section 6. The following shall be exempt from the provisions of this Act: railroad companies, Pullman companies, telephone and telegraph companies, bank and trust companies, building and loan associations, insurance companies, co-operative marketing associations and corporations not for profit; these corporations and companies so exempt from the operation of this Act being regulated by paying excise taxes under other provisions of law.

Section 7. Nothing in this Act shall be construed as to apply to a corporation that has been adjudged bankrupt or dissolved by order of the court, however, such corporations shall file a statement with the Secretary of State setting forth their status in this respect but shall not be required to pay a tax.

Section 8. The Secretary of State shall mail statement as required in Section 4 to corporations of record subject to the provisions of this Act, giving notice of the time in which reports must be filed; provided however, in case of any Florida corporations having been organized less than twelve months prior to July 1st of any year in which reports are due to be filed and the tax due to be paid and in case of any foreign corporation which has been authorized to do business in Florida for less than twelve months at the time the report is due to be made and the tax is due to be paid, then in that event, the tax due for that year shall be pro-rated according to the number of months the corporation has been in existence or authorized to do business in this State.

Section 9. All statements required to be filed under this Act shall be for the calendar year and where a corporation's fiscal year ends other than the calendar year it shall have ninety days after the ending of its fiscal year in which to file the statement as provided in this Act.

Section 10. Any clause or section of this Act which, for any reason, may be held or declared invalid may be eliminated and the remaining portions thereof shall be and remain in full force and be valid in the same manner and to the same extent as if such invalid clause or section had not been incorporated therein.

Section 11. Any corporation paying the maximum fee herein provided for shall not be required to file any reports whatsoever as required by the provisions of this Act.

Section 12. In the event the shares of stock of any such corporations should be no par value, then for the purpose of this Act, each share shall be deemed or presumed to have value of at least $100.00 per share, which presumption may be overcome by actual proof submitted to the Secretary of State. For the purpose of this Act the Secretary of State is hereby authorized to make such investigation as he may consider necessary and to increase or decrease the value of no-par value stock as he may determine to be correct from the proof submitted.

Approved May 28, 19..

No. A-K-778-P

Tax for Years

1944-46 } 1947

CORPORATION REPORT AND TAX RETURN OF

MIAMI BEACH IMPROVEMENT CO.

P. O. ADDRESS 927 FORTY-FIRST ST.

MIAMI BEACH, FLA.

Filed in the office of the Secretary of State of the State of Florida, this .... day of .... NOVEMBER, A. D. 19 47 NOV 12 1947

.... Secretary of State.

FROM
R. A. GRAY
SECRETARY OF STATE
TALLAHASSEE, FLA.

SEC. 562—P. L. & R.
PERMIT NO. 1
TALLAHASSEE, FLA.

No. A-16-778-Q

Tax for Years

1948

CORPORATION REPORT AND TAX RETURN OF

MIAMI BEACH IMPROVEMENT CO.

P. O. ADDRESS 927 Forty-first St.

Miami Beach, Fla.

Filed in the office of the Secretary of State of the State of Florida, this JUL 6 1948

day of July

A. D. 1948.

Secretary of State.

(DO NOT DE

CHAPTER 14677—ACTS OF 1931—REQU
REPORT—(AS AMEND

AN ACT Requiring Corporations Authorized to do Business in the State of Florida, Both Foreign and Domestic, Annually to File with the Secretary of State Certain Reports and to Pay a Certain Tax in the Nature of Filing Fee Therefor.

Section 1. All corporations, except such as are specifically exempted in Section 6 of this Act including those corporations heretofore incorporated under the laws of the State of Florida and those that may hereafter be incorporated under the laws of the State of Florida and all foreign corporations which heretofore have been or may hereafter be authorized to do business in the State of Florida, be and the same are hereby required to file with the Secretary of State on July 1st of each year a sworn report on such form as the Secretary of State shall prescribe, giving the names of the officers and directors and the Post Office address of each, the home office of the corporation, the name and address of the resident agent upon whom service of process may be made, the main line of business engaged in by the corporation, the date of the last meeting of its Board of Directors whether the corporation has been actively engaged in business during the preceding twelve months or if its charter powers have been dormant and unused during that period, the number of the shares of the capital stock of such corporation with the par value thereof, the total amount of capital stock and if a foreign corporation the amount of its capital stock allocated for use in the State of Florida, and such other information as may be needed to show if the corporation is active or inactive, and such other information as may be necessary for the Secretary of State to have in carrying out the provisions of this Act.

Section 2. Every corporation required to file reports as provided in Section 1 of this Act shall pay to the Secretary of State for the use of the State of Florida a filing fee or tax according to the schedule set forth in this section which, however, shall in no instance be less than $10.00 nor greater than $1,000.00.

Schedule for Filing Fees

For all corporations with capital stock not exceeding $10,000.00	$ 10.00
For Capital Stock of over $10,000.00 and not over $25,000.00	25.00
For Capital Stock of over $25,000.00 and not over $50,000.00	50.00
For Capital Stock of over $50,000.00 and not over $100,000.00	75.00
For Capital Stock of over $100,000.00 and not over $250,000.00	[illegible]00.00
For Capital Stock of over $250,000.00 and not over $500,000.00	200.00
For Capital Stock of over $500,000.00 and not over $1,000,000.00	300.00
For Capital Stock of over $1,000,000.00 and not over $2,000,000.00	750.00
For Capital Stock over $2,000,000.00	1,000.00

The Capital Stock above mentioned refers to the invested capital represented by shares of stock outstanding.

Section 3. The Secretary of State shall prescribe the form and furnish the blanks upon request to make the annual reports called for in this law. The Secretary of State shall examine the reports when received and if the information called for is given in such reports he shall file the same as information and keep such reports as public records. He shall pay into the state treasury to be used for such purposes as the Legislature may determine all moneys collected under the provisions of this law. Such amounts for printing forms, postage, files, clerical and other expenses found to be actually necessary in carrying out the provisions of this law are appropriated from such funds not to exceed fifteen thousand dollars annually.

Section 4. The Secr... ...ths of the required rep... last known address of every ... in the State of Florida which ... thirty days after July first, the report ... and or pay the filing fee or tax herein ... corporation which shall fail to comply with ... visions of this Act within three months after July ... of each year shall be deemed to be no longer exercising its charter of corporate privilege in this State.

Section 5. Any corporation failing to comply with the provisions of this Act for six months shall forfeit its corporate and charter privileges and shall not be permitted to maintain any action in any court in this State until such reports are filed and all fees due hereunder paid. On January first of each year the Secretary of State shall make up a list of the corporations of record in his office which have failed to comply with the provisions of this Act and shall mail a copy of such lists to the Clerk of the Circuit Courts, and Chief Clerks of Record, the Circuit Judges and the Justices of the Peace of this State.

Section 6. The following shall be exempt from the provisions of this Act: railroad companies, Pullman companies, telephone and telegraph companies, bank and trust companies, building and loan associations, insurance companies, co-operative marketing associations and corporations not for profit: these corporations and companies so exempt from the operation of this Act being regulated by paying excise taxes under other provisions of law.

Section 7. Nothing in this Act shall be construed so to apply to a corporation that has been adjudged bankrupt or dissolved by order of the court, however, such corporations shall file a statement with the Secretary of State setting forth their status in this respect but shall not be required to pay a tax.

Section 8. The Secretary of State shall mail statement as required in Section 4 to corporations of record subject to the provisions of this Act, giving notice of the time in which reports must be filed, provided, however, in case of any Florida corporations having been organized less than twelve months prior to July 1st of any year in which reports are due to be filed and the tax due to be paid and in case of any foreign corporation which has been authorized to do business in Florida for less than twelve months at the time the report is due to be made and the tax is due to be paid, then in that event, the tax due for that year shall be pro-rated according to the number of months the corporation has been in existence or authorized to do business in this State.

Section 9. All statements required to be filed under this law shall be for the calendar year and shall be due to be filed on July first of each year and the tax payable thereon shall be due to be paid at that time.

Section 10. Any clause or section of this Act which for any reason may be held or declared invalid may be eliminated and the remaining portions thereof shall be and remain in full force and be valid in the same manner and to the same extent as if such invalid clause or section had not been incorporated therein.

Section 11. Any corporation paying the franchise fee herein provided for shall not be required to file any reports whatsoever as required by the provisions of this Act.

Section 12. In the event the shares of stock of any such corporations should be no par value, then for the purpose of this Act, each share shall be deemed or presumed to have value of at least $100.00 per share, which presumption may be overcome by actual proof submitted to the Secretary of State. For the purpose of this Act the Secretary of State is hereby authorized to make such investigation as he may consider necessary and to increase or decrease the value of no-par value stock as he may determine to be correct from the proof submitted.

Approved May 25, 1931

Date of last meeting of Board of Directors ..... December 9 - 1947

Is Corporation active? ..... No ..... If inactive, state how long ..... Since 1946

Is the purpose of the Corporation to begin operations in the future? ..... No

CAPITAL STOCK STATEMENT

(6) The total authorized capital stock as follows:

..... None ..... shares of the par value of ..... each

..... None ..... shares without nominal or par value

or ..... OUTSTANDING CAPITAL STOCK AS FOLLOWS:

..... None ..... shares of the par value of ..... each $ .....

..... None ..... shares without nominal or par value, fixed by

law for purpose of taxation at $100.00 per share . . . . . $ .....

(See Section 11)

Total outstanding capital stock . . . . . $ .....

Tax as per schedule . . . . . $ 10.00

Note—In the case of no par value, a financial statement should be submitted to show the actual value, and this will be the basis of the taxation.

Only one report necessary where more than one year's tax is paid at the time of filing.

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

(SEAL)

Russell T. Pancoast

By President

ATTEST:

Paul Kirschfield

Assistant Secretary

STATE OF FLORIDA,

COUNTY OF DADE

Personally appeared before me ..... Russell T. Pancoast, President of Miami Beach

~~Improvement Co.~~

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this 3rd

July ..... 1948.

(SEAL)

(DO NOT DETACH)

Form D. C. T. R.—For Domestic Corporations

Corporation Report and Tax Returns

to the

Secretary of State of Florida

As required by Senate Bill 734, Chap. 14677 (as amended) Laws of Florida, 1931.

JUL 6 1948

Date Rec.

Amt. Rec.

Amt. of Tax

HON. R. A. GRAY, Secretary of State,
Tallahassee, Florida.

1948

SIR:

In compliance with the law above referred to we submit below information called for and enclose remittance for $ 10.00 to pay the tax imposed by said law.

(1) The MIAMI BEACH IMPROVEMENT CO.
(Give instant name of corporation)

Principal place of business 927 Forty-first Street, Miami Beach, Florida

Insert to whom receipt is to be mailed Same

a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within the State at above address, County of ......, has designated and established 927 Forty-first Street (Street or Building)

City of Miami Beach County of Dade State of Florida, as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent RUSSELL T. PANCOAST.

(2) NAMES AND ADDRESSES OF OFFICERS: BE SURE AND AFFIX TITLES:

Name		Address
RUSSELL T. PANCOAST	PRESIDENT	MIAMI BEACH, FLA.
J. ARTHUR PANCOAST	TREASURER	" " "
C. W. [illegible]	SECRETARY	" " "
PAUL [illegible]	ASST. "	" " "

(3) NAMES AND ADDRESSES OF DIRECTORS:

Name	Address
RUSSELL T. PANCOAST	MIAMI BEACH, FLA.
J. ARTHUR PANCOAST	" " "
JOHN S. COLLINS, II	MOORESTOWN, N. J.
LESTER COLLINS	" "
ARTHUR J. COLLINS, JR.	" "

(4) General nature of main business engaged in REAL ESTATE

(5) Date incorporated June 3, 1912

(See copy of law printed herein).

(DO NOT DETACH)

Form D. C. C. R.—For Domestic Corporations

JUL 27 1949

Date Rec.

Amt. Rec. 10.00

Amt. of Tax

Corporation Report And Tax Returns

to the

Secretary of State of Florida

As required by Senate Bill 734, Chap. 14677 (as amended) Laws of Florida, 1921

HON. R. A. GRAY, Secretary of State,
Tallahassee, Florida.

1949

SIR:

In compliance with the law above referred to we submit below information called for and enclose remittance for $ 10.00 to pay the tax imposed by said law.

(1) That MIAMI BEACH IMPROVEMENT CO.
(Give exact name of corporation)

Principal place of business 927 Forty-First Street, Miami Beach, Florida

Insert to whom receipt is to be mailed

a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within the State at above address County of Dade has designated and established 927 Forty-First Street (Street or Building) City of Miami Beach County of Dade State of Florida, as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent RUSSELL T. PANCOAST

(2) NAMES AND ADDRESSES OF OFFICERS: BE SURE AND AFFIX TITLES:

Name		Address
RUSSELL T. PANCOAST	PRESIDENT	MIAMI BEACH, FLA.
J. ARTHUR PANCOAST	TREASURER	" " "
C. W. BLOUNT	SECRETARY	" " "
PAUL KUNASCHEK	ASST.	

(3) NAMES AND ADDRESSES OF DIRECTORS:

Name	Address
RUSSELL T. PANCOAST	MIAMI BEACH, FLA.
J. ARTHUR PANCOAST	" " "
JOHN S. COLLINS II	MOORESTOWN, N. J.
LESTER COLLINS	" " "
ARTHUR S. COLLINS, JR.	" " "

(4) General nature of main business engaged in Real Estate

(5) Date incorporated June 3, 1912

(See copy of law printed)

Date of last meeting of Board of Directors...... December 10, 1948

Is Corporation active?......No......If inactive, state how long......Since 1941......

Is the purpose of the Corporation to begin operations in the future?......No......

CAPITAL STOCK STATEMENT

(6) The total authorized capital stock as follows:

......None......shares of the par value of......each

......None......shares without nominal or par value

OUTSTANDING CAPITAL STOCK AS FOLLOWS:

......None......shares of the par value of......each $......

......None......shares without nominal or par value, fixed by law for purpose of taxation at $100.00 par shares . . . $......

(See Section 10)

Total outstanding capital stock . . . $......

Tax as per schedule . . . $ 10.00

Note—In the case of no par value shares, a financial statement should be submitted to show the actual value, and this will be the basis of the taxation.

Only one report necessary where more than one year's tax is paid at the time of filing.

(7) We, the undersigned, certify the above statement of facts to be true and correct as shown by our books.

(SEAL)

Russell T. Pancoast

By President ~~or Vice-President~~

ATTEST:

Paul Kunschik

Assistant Secretary

STATE OF FLORIDA,
COUNTY OF ......DADE......

Personally appeared before me......RUSSELL T. PANCOAST......

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this......21st......day of ......July......, 1949.

(SEAL)

Genevieve Scott

(Signature of officer taking acknowledgment)

Notary Public, State of Florida at Large
My Commission Expires June 14, 1950

(DO NOT DETACH)

CHAPTER 14677—ACTS OF 1931—REQUIRING THE FILING OF THIS REPORT— (AS AMENDED)

AN ACT Requiring Corporations Authorized to do Business in the State of Florida, Both Foreign and Domestic, Annually to File with the Secretary of State Certain Reports and to Pay a Certain Tax in the Nature of Filing Fee Thereon.

Section 1. All corporations, except such as are specifically exempted in Section 6 of this Act including those corporations heretofore incorporated under the laws of the State of Florida and those that may hereafter be incorporated under the laws of the State of Florida and all foreign corporations which heretofore have been or may hereafter be authorized to do business in the State of Florida, be and the same are hereby required to file with the Secretary of State on July 1st of each year a sworn report on such form as the Secretary of State shall prescribe giving the names of the officers and directors and the Post Office address of each, the home office of the corporation, the name and address of the resident agent upon whom service of process may be made, the main line of business engaged in by the corporation, the date of the last meeting of its Board of Directors, whether the corporation has been actively engaged in business during the previous twelve months or if its charter powers have been dormant and unused during that period, the number of the shares of the capital stock of such corporation with the par value thereof, the total amount of capital stock and if a foreign corporation the amount of its capital stock allocated for use in the State of Florida, and such other information as may be needed to show if the corporation is active or inactive, and such other information as may be necessary for the Secretary of State to have in carrying out the provisions of this Act.

Section 2. Every corporation required to file reports as provided in Section 1 of this Act shall pay to the Secretary of State for the use of the State of Florida a filing fee or tax according to the schedule set forth in this section which, however, shall in no instance be less than $10.00 nor greater than $1,000.00.

Schedule for Filing Fees

For all corporations with capital stock not exceeding $10,000.00	$ 10.00
For Capital Stock of over $10,000.00 and not over $25,000.00	25.00
For Capital Stock of over $25,000.00 and not over $50,000.00	50.00
For Capital Stock of over $50,000.00 and not over $100,000.00	75.00
For Capital Stock of over $100,000.00 and not over $200,000.00	100.00
For Capital Stock of over $200,000.00 and not over $500,000.00	200.00
For Capital Stock of over $500,000.00 and not over $1,000,000.00	500.00
For Capital Stock of over $1,000,000.00 and not over $2,000,000.00	750.00
For Capital Stock over $2,000,000.00	1,000.00

The Capital Stock above mentioned refers to the invested Capital represented by shares of stock outstanding.

Section 3. The Secretary of State shall prescribe the form and furnish the blanks upon request to make the annual reports called for in this law. The Secretary of State shall examine the reports when received and if the information called for is given in such reports he shall file the same as information and keep such reports as public records. He shall pay into the state treasury to be used for such purposes as the Legislature may determine all moneys collected under the provisions of this law. Such amounts for printing forms, postage, files, clerical and other expenses found to be actually necessary in carrying out the provisions of this law are appropriated from such funds not to exceed fifteen thousand dollars annually.

Section 4. The Secretary of State shall cause a notice of the requirements of this Act to be mailed to the last known address of every corporation doing business in the State of Florida which shall fail to file within thirty days after July first, the report called for herein and/or pay the filing fee or tax herein imposed. Every corporation which shall fail to comply with the provisions of this Act within three months after July 1st of each year shall be deemed to be no longer exercising its charter or corporate privileges in this State.

Section 5. Any corporation failing to comply with the provisions of this Act for six months shall forfeit its corporate and charter privileges and shall not be permitted to maintain any action in any court in this State until such reports are filed and all fees due hereunder paid. On January first of each year the Secretary of State shall make up a list of the corporations of record in his office which have failed to comply with the provisions of this Act and shall mail a copy of such list to the Clerk of the Circuit Courts, and Civil Courts of Record, the Circuit Judges and the Justices of the Peace of this State.

Section 6. The following shall be exempt from the provisions of this Act: railroad companies, Pullman companies, telephone and telegraph companies, bank and trust companies, building and loan associations, insurance companies, co-operative marketing associations and corporations not for profit; these corporations and companies so exempt from the operation of this Act being regulated by paying excise taxes under other provisions of law.

Section 7. Nothing in this Act shall be construed as to apply to a corporation that has been adjudged bankrupt or dissolved by order of the court. However, such corporations shall file a statement with the Secretary of State setting forth their status in this respect but shall not be required to pay a tax.

Section 8. The Secretary of State shall mail statements as required in Section 4 to corporations of record subject to the provisions of this Act, giving notice of the time in which reports must be filed; provided, however, in case of any Florida corporations having been organized less than twelve months prior to July 1st of any year in which reports are due to be filed and the tax due to be paid and in case of any foreign corporation which has been authorized to do business in Florida for less than twelve months at the time the report is due to be made and the tax is due to be paid, then in that event the tax due for that year shall be pro-rated according to the number of months the corporation has been in existence or authorized to do business in this State.

Section 9. All statements required to be filed under this law shall be for the calendar year and shall be due to be filed on July first of each year and the tax payable thereon shall be due to be paid at that time.

Section 10. Any clause or section of this Act which, for any reason, may be held or declared invalid may be eliminated and the remaining portions thereof shall be and remain in full force and be valid in the same manner and to the same extent as if such invalid clause or section had not been incorporated therein.

Section 11. Any corporation paying the maximum fee herein provided for shall not be required to file any reports whatsoever as required by the provisions of this Act.

Section 12. In the event the shares of stock of any such corporations should be no par value, then for the purpose of this Act, each share shall be deemed or presumed to have value of at least $100.00 per share, which presumption may be overcome by actual proof submitted to the Secretary of State. For the purpose of this Act the Secretary of State is hereby authorized to make such investigation as he may consider necessary and to increase or decrease the value of no-par value stock as he may determine to be correct from the proof submitted.

Approved May 28, 1931.

No. A-11778-R

Tax for Years

1949

CORPORATION REPORT AND
TAX RETURN OF

MIAMI BEACH IMPROVEMENT CO. ~~Inc~~ Ty, Jr.

P. O. ADDRESS 927 Forty-First St.

Miami Beach, Fla.

Filed in the office of the Secretary of State of the State of Florida, this JUL 27 1949 day of July A. D. 19 49

Secretary of State.

FROM
R. A. GRAY
SECRETARY OF STATE
TALLAHASSEE, FLA.

THE MIAMI BEACH IMPROVEMENT COMPANY
927 Forty First Street
Miami Beach, Florida

1

SEC. 562 P. L. & R.
PERMIT NO. 5
TALLAHASSEE, FLA.

(DO NOT DETACH)

Form D. C. T. R.—For Domestic Corporations.

Corporation Report and Tax Returns

to the

Secretary of State of Florida

As required by Senate Bill 734, Chap. 14677 (as amended) Laws of Florida, 1931

Date JUN 16 1950
Amt. Rec. 10.00
Amt. of Tax

HON. R. A. GRAY, Secretary of State,
Tallahassee, Florida.

1950

SIR:

In compliance with the law above referred to we submit below information called for and enclose remittance for $ 10.00 to pay the tax imposed by said law.

(1) That The Miami Beach Improvement Company
(Give correct name of corporation)

Principal place of business 927 Forty-First Street, Miami Beach, Florida

Person to whom receipt is to be mailed Same

a corporation duly organized and existing under the laws of the State of Florida, with its principal place of business within the State at above address, County of has designated and established 927 Forty-First Street (Street or Building) City of Miami Beach County of Dade State of Florida, as its place of business or domicile for the service of process within the State, and has named and does hereby name as its agent Russell T. Pancoast

(2) NAMES AND ADDRESSES OF OFFICERS; BE SURE AND AFFIX TITLES:

Name		Address
Russell T. Pancoast	President	Miami Beach, Florida
J. Arthur Pancoast	Vice-President & Treasurer	Ojeta, Florida
Andrew J. Ferendino	Secretary	Miami Beach, Florida
Dosese Dent	Ass't. Sec. & Ass't. Treas.	" " "

(3) NAMES AND ADDRESSES OF DIRECTORS:

Name	Address
Russell T. Pancoast	Miami Beach, Florida
J. Arthur Pancoast	" " "
John B. Collins II	Moorestown, N. J.
Lester Collins	" "
Arthur J. Collins, Jr.	" "

(4) General nature of main business engaged in: Real Estate

(5) Date incorporated June 3, 1912

(6) See signed line printed below

Date of last meeting of Board of Directors December 6, 1949

Is Corporation active? No If inactive, state how long Since 1944

Is the purpose of the Corporation to begin operations in the future? No

CAPITAL STOCK STATEMENT

(a) The total authorized capital stock as follows:

None shares of the par value of .... each

None shares without nominal or par value

(b) OUTSTANDING CAPITAL STOCK AS FOLLOWS:

None shares of the par value of .... each $ ....

None shares without nominal or par value, fixed by law for

purpose of taxation at $10.00 per share $ ....

(See Section 12)

Total outstanding capital stock $ ....

Tax as per schedule $ 10.00

Note—In the case of no par value shares, a financial statement should be submitted to show the actual value, and this will be the basis of the taxation.

Only [illegible] where more than one year's tax is paid at the time of filing.

We, the undersigned, certify the above statement of facts to be true and correct as shown by our [illegible]

MIAMI BEACH IMPROVEMENT COMPANY

SEAL

Russell T. Pancoast

By President

[signature]

Secretary

STATE OF FLORIDA

COUNTY OF DADE

Personally appeared before me Russell T. Pancoast

who deposes and says that he executed this certificate for and in behalf of said corporation, and that the statement therein contained is true and correct to the best of his knowledge and belief.

Sworn to and subscribed before me this 14th day of June 1950

(SEAL)

[signature]

(Signature of officer taking acknowledgment)

Notary Public, State of Florida at large
My commission expires June 14, 1954.
Bonded by Mass. Bonding & Insurance Co.

(DO NOT DETACH)

CHAPTER 14677—ACTS OF 1931—REQUIRING THE FILING OF THIS REPORT— (AS AMENDED)

AN ACT Requiring Corporations Authorized to do Business in the State of Florida, Both Foreign and Domestic, Annually to File with the Secretary of State Certain Reports and to Pay a Certain Tax in the Nature of Filing Fee Thereon.

Section 1. All corporations, except such as are specifically excepted in Section 6 of this Act including those corporations heretofore incorporated under the laws of the State of Florida and those that may hereafter be incorporated under the laws of the State of Florida and all foreign corporations which heretofore have been or may hereafter be authorized to do business in the State of Florida, be and the same are hereby required to file with the Secretary of State on July 1st of each year a sworn report on such form as the Secretary of State shall prescribe, giving the names of the officers and directors and the Post Office address of each, the home office of the corporation, the name and address of the resident agent upon whom service of process may be made, the main line of business engaged in by the corporation, the date of the last meeting of its Board of Directors, whether the corporation [illegible] engaged in business during the previous twelve months [illegible] charter powers have been dormant and unused [illegible] present, the number of the shares of the capital stock [illegible] corporation with the par value thereof, the total amount of capital stock and if a foreign corporation the amount of its capital stock allocated for use in the State of Florida, and such other information as may be needed to show if the corporation is active or inactive, and such other information as may be necessary for the Secretary of State to have in carrying out the provisions of this Act.

Section 2. Every corporation required to file reports as provided in Section 1 of this Act shall pay to the Secretary of State for the use of the State of Florida a filing fee or tax according to the schedule set forth in this [illegible] shall in no instance be less than $10.00 [illegible] $1,000.00.

Schedule for Filing Fees

For all corporations with capital stock not exceeding $10,000.00	$ 10.00
For Capital Stock of over $10,000.00 and not over $25,000.00	25.00
For Capital Stock of over $25,000.00 and not over $50,000.00	50.00
For Capital Stock of over $50,000.00 and not over $100,000.00	75.00
For Capital Stock of over $100,000.00 and not over $250,000.00	100.00
For Capital Stock of over $250,000.00 and not over $500,000.00	200.00
For Capital Stock of over $500,000.00 and not over $1,000,000.00	500.00
For Capital Stock of over $1,000,000.00 and not over $2,000,000.00	750.00
For Capital Stock over $2,000,000.00	1,000.00

The Capital Stock above mentioned refers to the invested capital represented by shares of stock outstanding.

Section 3. The Secretary of State shall prescribe the form and furnish the blanks upon request to make the annual reports called for in this law. The Secretary of State shall examine the reports when received and if the information called for is given in such reports he shall file the same as information and keep such reports as public records. He shall pay into the state treasury to be used for such purposes as the Legislature may determine all moneys collected under the provisions of this law. Such amounts for printing forms, postage, files, clerical and other expenses found to be actually necessary in carrying out the provisions of this law are appropriated from such funds not to exceed fifteen thousand dollars annually.

Section 4. The Secretary of State shall cause a notice of the requirements of this Act to be mailed to the last known address of every corporation doing business in the State of Florida which shall fail to file within thirty days after July first, the report called for herein and to pay the filing fee or tax herein imposed. Every corporation which shall fail to comply with the provisions of this Act within three months after July 1st of each year shall be deemed to be no longer exercising its charter or corporate privilege in this State.

Section 5. Penalty for Failure to File Report. Any corporation failing to comply with the provisions of this Law for six months shall not be permitted to maintain any action in any court of this state until such reports are filed and all fees due under this chapter paid.

Section 6. The following shall be exempt from the provisions of this Act: railroad companies, Pullman companies, telephone and telegraph companies, bank and trust companies, building and loan associations, insurance companies, cooperative marketing associations and corporations not for profit, [illegible] corporations and companies so exempt from the operation of this Act being required to pay other taxes [illegible] of law.

Section 7. Nothing in this Act shall be construed as to apply to a corporation that has been adjudged bankrupt or dissolved by order of the court, however, such corporations shall file a statement with the Secretary of State setting forth their status in this respect but shall not be required to pay a tax.

Section 8. The Secretary of State shall mail statements as required in Section 4 to corporations of record subject to the provisions of this Act, giving notice of the time in which reports must be filed; provided, however, in case of any Florida corporations having been organized less than twelve months prior to July 1st of any year in which reports are due to be filed and the tax due to be paid and in case of any foreign corporation which has been authorized to do business in Florida for less than twelve months at the time the report is due to be made and the tax is due to be paid, then in that event, the tax due for that year shall be pro-rated according to the number of months the corporation has been in existence or authorized to do business in this State.

Section 9. All statements required to be filed under this law shall be for the calendar year and shall be due to be filed on July first of each year and the tax payable thereon shall be due to be paid at that time.

Section 10. Any clause or section of this Act which, for any reason, may be held or declared invalid may be eliminated and the remaining portions thereof shall be and remain in full force and be valid as the same manner and to the same extent as if such invalid clause or section had not been incorporated therein.

Section 11. Any corporation paying the maximum fee herein provided for shall not be required to file any reports whatsoever as required by the provisions of this Act.

Section 12. No par value stock, valuation. In the event the shares of stock of any such corporation shall be no par value, then for the purpose of this law, each share shall be deemed or presumed to have value of at least one hundred dollars per share, which presumption may be overcome by actual proof submitted to the Secretary of State. For the purposes of this law the Secretary of State shall make such investigation as he may consider necessary and increase or decrease the value of no par value stock as he may determine to be correct from the proof submitted; and in so doing the Secretary of State may take into consideration all facts with reference to the fair market value of the stock included, the price for which the stock was sold and the surplus as part of the capital structure.

Approved May 28, 1931.

Ch-16-778-S

Tax the Years

1950

CORPORATION REPORT AND
TAX RETURN OF

The MIAMI BEACH IMPROVEMENT COMPANY,

P. O. ADDRESS 927 Forty-First Street

Miami Beach, Florida

Filed in the office of the Secretary of State of the State of Florida, this JUN 16 1950 day of June A. D. 19 50.

Secretary of State.

FROM
R. A. GRAY
SECRETARY OF STATE
TALLAHASSEE, FLA.

SEC. 34.66—P. L. & R.
PERMIT NO. 6
TALLAHASSEE, FLA.

THE MIAMI BEACH IMPROVEMENT COMPANY
% Mr. Russell T. Pancoast, Pres.
927 Forty First St.
Miami Beach, Fla.

[illegible]

[illegible]

[illegible]
[illegible]

[illegible]

[illegible]

December 19, 1931

Honorable Geo. J. Ramsey
1011 Seybold Building
Miami, Florida

Dear Mr. Ramsey:

I am in receipt of proof of publication and receipted bill in the matter of the dissolution of THE MIAMI BEACH IMPROVEMENT COMPANY and have prepared and enclose herewith Final Certificate of Corporate Dissolution of said corporation.

Assuring you it is always a pleasure to serve you, I am

Cordially yours,

Secretary of State.

T/T
Enc.

STATEMENT

George J. Ramsey,
Seybold Bldg.

Miami 36, Florida

Dec. 10,1951

REVIEW PRINTING COMPANY

Publishers of Miami Review

COMMERCIAL and LEGAL PRINTING

25 Southwest Second Avenue

Certificate of Corporate Dissolution
The Miami Beach Improvement Company
Adv. ran Dec. 10,1951 - $5.00

PAID
DEC 10 1951
THE REVIEW PRINTING CO.

MIAMI REVIEW
AND DAILY RECORD

Published Daily except Saturday and Sunday.
Miami, Dade County, Florida.

STATE OF FLORIDA
COUNTY OF DADE:

Before the undersigned authority personally appeared G. A. Cosp, who on oath says that he is the publisher of the Miami Review and Daily Record, a daily (except Saturday and Sunday) newspaper published at Miami in Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement or Notice in the matter of

Certificate of Corporate Dissolution
The Miami Beach Improvement Company

in the ______________________ Court
was published in said newspaper in the issue of

Dec. 10, 1951

Affiant further says that the said Miami Review and Daily Record is a newspaper published at Miami, in said Dade County, Florida, and that the said newspaper has heretofore been continuously published in said Dade County, Florida, each day (except Saturday and Sunday) and has been entered as second class mail matter at the post office in Miami, in said Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

G. A. Cosp

Sworn to and subscribed before me this 10

day of Dec. A. D. 19 51

[illegible]
Notary Public State of Florida at Large.

(SEAL)
My commission expires June [illegible], 1955.

IN

COURT
Dade County, Florida

No.

vs.

PROOF OF PUBLICATION

MIAMI REVIEW & DAILY RECORD

December 13th 1951

Honorable Geo. J. Ramsey
1011 Seybold Building
Miami, Florida

Dear Mr. Ramsey:

I have your letter of the eleventh enclosing proof of publication and check for $10.00 in the matter of the dissolution of MIAMI BEACH IMPROVEMENT COMPANY and am sorry that you overlooked sending the receipted bill, which as you know is also a requirement of the law. If you will let me have the receipted bill I shall be glad to issue and forward you Final Certificate of Corporate Dissolution of said corporation.

With kindest regards, I am

Cordially yours,

Secretary of State

T,
E

1.00
1.00
1.00

GEORGE J. RAMSEY
CERTIFIED PUBLIC ACCOUNTANT
ATTORNEY AT LAW
[illegible] BUILDING
MIAMI, FLORIDA

December 11, 1951.

Honorable R. A. Gray,
Secretary of State,
Tallahassee, Florida.

In re: Certificate of Corporate Dissolution - Miami Beach Improvement Company - Your letter of December 3, 1951.

Dear Mr. Gray:

I beg to enclose Certificate of Publication in Miami Review and Daily Record, also check for $10.00 covering the statutory fee of your office.

Respectfully yours,

GEO. J. RAMSEY

GJR:ebm
Enclosures.

December 3rd 1951

Honorable George J. Ramsey
1011 Seybold Building
Miami, Florida

Dear Mr. Ramsey:

I have your letter of November 30th enclosing proposed certificate of dissolution of MIAMI BEACH IMPROVEMENT COMPANY and have prepared and enclose herewith Certificate of Corporate Dissolution which you may have published one time and furnish me with proof of publication, receipted bill and a check for $10.00, to cover the statutory fee of this office.

Immediately upon receipt of the above instruments I shall be glad to issue and forward you Final Certificate of Corporate Dissolution of said corporation.

With kindest regards, I am

Cordially yours,

Secretary of State.

T/
Enc.

GEORGE J. RAMSEY
CERTIFIED PUBLIC ACCOUNTANT
ATTORNEY AT LAW
[illegible] BUILDING
MIAMI, FLORIDA

November 30, 1951.

RECEIVED
1951 DEC -3 PM 2:10
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Honorable R. A. Gray,
Secretary of State,
Tallahassee, Florida.

Dear Mr. Gray:

I beg to enclose herewith application of Miami Beach Improvement Company for corporate dissolution.

My understanding is that you will prepare a Certificate of Dissolution, have it published one time in some newspaper in Dade County, and advise me of the publication costs and your fee, and upon payment thereof, and the filing of a Certificate of the Publisher that this Certificate has been published, the Corporation will stand dissolved.

Respectfully yours,

GEO. J. RAMSEY
Attorney for Miami Beach
Improvement Company

GJR:eba
Enclosure.

TAX	
FILING	1000
R. AGENT FEE	
C. COPY	
TOTAL	1000
R. CHECK	
AMT. DUE	
REFUND	

CERTIFICATE OF CORPORATE DISSOLUTION

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF FLORIDA

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

This is to certify that, whereas The Miami Beach Improvement Company, a Florida Corporation, by Irving A. Collins its President and Thos. J. Pancoast, its Secretary

did on the 23rd day of March, A. D. 1928 cause to be incorporated under the provisions of Chapter 10096, Laws of Florida, Acts of 1925, THE MIAMI BEACH IMPROVEMENT COMPANY a corporation, with its principal place of business at Miami Beach, Dade County, in the State of Florida, and whereas the proper officers of such corporation did on the 3rd day of December, A. D. 1952, Cause to be filed in the office of the Secretary of State of the State of Florida a duly authenticated resolution adopted by the stockholders under the provisions of said Chapter 10096, Laws of Florida, Acts of 1925, Showing the dissolution of such corporation, and the Secretary of State is satisfied that the requirements of law have been complied with, the said corporation, to-wit: THE MIAMI BEACH IMPROVEMENT COMPANY heretofore existing with its principal place of business at Miami Beach, Dade County, in the State of Florida, has been and is dissolved and no longer exists under the laws of the State of Florida.

(SEAL)

IN WITNESS WHEREOF, I have hereunto set my hand and have affixed the Great Seal of the State of Florida, at Tallahassee, the Capital, this the nineteenth day of December, A. D. 1952.

R. A. GRAY,

Secretary

FINAL CERTIFICATE

CERTIFICATE OF CORPORATE DISSOLUTION

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF FLORIDA

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

This is to certify that, whereas **The Miami Beach Improvement Company, a Florida corporation, by Irving A. Collins its President and Thos. J. Pancoast its Secretary,**

did on the **23rd** day of **March,** A. D. 19 **28** cause to be **Re-**incorporated under the provisions of Chapter 10096, Laws of Florida, Acts of 1925, **THE MIAMI BEACH IMPROVEMENT COMPANY** a corporation, with its principal place of business at **Miami Beach, Dade County** in the State of Florida, and whereas the proper officers of such corporation did on the **3rd** day of **December,** A. D. **1951** Cause to be filed in the office of the Secretary of State of the State of Florida, a duly authenticated resolution adopted by the stockholders under the provisions of said Chapter 10096, Laws of Florida, Acts of 1925, Showing the dissolution of such corporation, and the Secretary of State is satisfied that the requirements of law have been complied with.

(SEAL)

IN WITNESS WHEREOF, I have hereunto set my hand and have affixed the Great Seal of the State of Florida, at Tallahassee, the Capital, this the **third** day of **December,** A. D. 19 **51**

R. A. GRAY,

Secretary of State

927 - 41st Street,
Miami Beach, Florida,
November 28, 1951.

Honorable R. A. Gray,
Secretary of State,
Tallahassee, Florida.

Dear Sir:

Application is hereby made for a certificate of corporate dissolution of:

Miami Beach Improvement Company,

a corporation of Florida, in accordance with a resolution adopted at a special meeting of the Stockholders of Miami Beach Improvement Company at Miami Beach, Florida, on November 20, 1944, at which meeting, held pursuant to a call delivered to each Stockholder in the manner required by the laws of the State of Florida, there was represented more than two-thirds of the outstanding shares of voting stock.

This resolution reads as follows:

> "Be it further resolved that the corporation be forever dissolved, and its officers, directors, and/or trustees, are hereby directed to procure the dissolution thereof in the manner required by the laws of the State of Florida.
>
> "Be it further resolved that from this day this corporation cease to function as a corporation and that neither it, its officers, directors or trustees shall perform any activity in its name or upon its behalf, other than such as are required for its lawful liquidation and dissolution".

You are advised that the Directors of the Miami Beach Improvement Company and their addresses are as follows:

Arthur J. Collins, Jr.		Moorestown, N. J.
John S. Collins		" "
Lester Collins		" "
Russell T. Pancoast	927 - 41st Street	Miami Beach, Florida
J. Arthur Pancoast		Ulsta, Florida.

November 28, 1951.

<u>Honorable R. A. Gray</u> (Page 2)

The Officers and their addresses are as follows:

President	Russell T. Pancoast	Miami Beach, Florida.
Vice President and Treasurer	J. Arthur Pancoast	Ulata, Florida
Secretary	Andrew J. Ferendino	Miami Beach, Florida.
Assistant Secretary and Assistant Treasurer	Dewese Dant	Miami Beach, Florida.

Respectfully yours,

MIAMI BEACH IMPROVEMENT COMPANY

By: Russell T. Pancoast

Russell T. Pancoast, President.

Incorporated SEAL 1912

Attest:

Andrew J. Ferendino

Andrew J. Ferendino, Secretary.