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(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

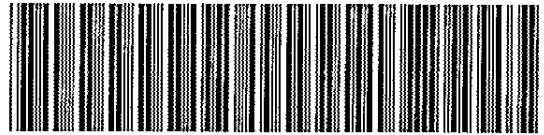
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03 JAN 27 PM 12:20

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## TRANSMITTAL LETTER

**TO:** Registration Section  
Division of Corporations

**SUBJECT:** MWJ Management, Inc.  
(Name of corporation - must include suffix)

Dear Sir or Madam:

The enclosed "Application by Foreign Corporation for Authorization to Transact Business in Florida", "Certificate of Existence", and check are submitted to register the above referenced foreign corporation to transact business in Florida.

Please return all correspondence concerning this matter to the following:

Jeffrey Lundy, Esquire

(Name of Person)

Lukehart & Lundy

(Firm/Company)

219 East Union Street, Punxsutawney, PA 15767

(Address)

Punxsutawney, PA 15767

(City/State and Zip code)

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
03 MAR 27 PM 12:20

For further information concerning this matter, please call:

Jeffrey Lundy

(Name of Person)

at ( 814 ) 938-8110

(Area Code & Daytime Telephone Number)

**STREET ADDRESS:**

Registration Section  
Division of Corporations  
409 E. Gaines St.  
Tallahassee, FL 32399

**MAILING ADDRESS:**

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

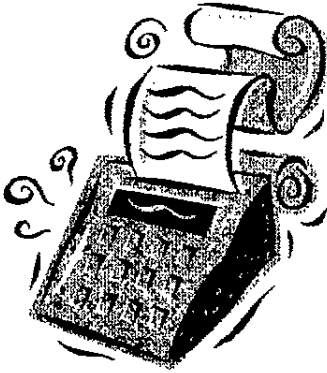
Enclosed is a check for the following amount:

☐ \$70.00 Filing Fee

☐ \$78.75 Filing Fee &  
Certificate of Status

☐ \$78.75 Filing Fee &  
Certified Copy

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



## LUKEHART & LUNDY

ATTORNEYS AT LAW

219 EAST UNION STREET, PO BOX 74

PUNXSUTAWNEY, PA 15767

814-938-8110

814-938-3489 FAX

☐ Urgent

☐ For Review

☐ Please Reply

TO: Brenda Fax No. 850-410-1911

FROM: Jeffrey Lundy, Esq. 1015

DATE: 12-16-02 TOTAL # OF PAGES INCLUDING COVER: 4

RE: \_\_\_\_\_

COMMENT: \_\_\_\_\_

\_\_\_\_\_

CC: MIKE McMEANS @ 938-0900

WILLBUR CARNEY @ 954-783-9055

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



HAPPY HOLIDAYS



**LUKEHART & LUNDY**

ATTORNEYS AT LAW

219 EAST UNION STREET, P.O. BOX 74

PUNXSUTAWNEY, PA 15767-0074

(814) 938-8110

J. KIPP LUKEHART

JEFFREY LUNDY

FAX NUMBER

(814) 938-3489

December 16, 2002

**VIA FACSIMILE**

**850-410-6911 1015**

Division of Corporations

Attn: Brenda

**Re: MWJ Management, Inc.**

Dear Brenda:

As a follow-up to our conversation and registration of MWJ Management, Inc., MWJ Management, Inc. is the general partner of a limited partnership, D.E. Limited Family Partnership. It would have first conducted business in Florida on October 1, 1998 when it became, as noted in the registration, the successor to J.C. Enterprises by Deed of same date. Enclosed is a copy of that documentation.

We would request that any penalties be considered for waiver or reduction as a result of the fact that it was oversight on the part of the company to fail to register. D.E. Limited Family Partnership owns a commercial development in Boca Raton, Pompano Beach area and has paid substantial sales and real estate taxes upon a regular basis.

Any consideration in regards to same would be greatly appreciated. I would be glad to speak to general counsel concerning this matter.

Thank you.

Very truly yours,

Jeffrey Lundy

JL/kp  
Attachment

cc: Mike McMeans (via fax)  
Wilbur Carney (via fax)

Dec 10 89 10:04a

DE LIMITED P.F.

12/16/02 03:45pm P. 008

This Instrument Prepared by  
and Return to:

W. Rodgers Moore, Esq.  
P.O. Box 7073  
Boca Raton, Florida 33431

**DOCUMENTARY STAMPS**

DEED \$ 1,519.70

NOTE \$

JEFFREY K. BARTON, CLERK  
INDIAN RIVER COUNTY

IN THE RECORDS OF  
JEFFREY K. BARTON  
CLERK CIRCUIT COURT  
INDIAN RIVER CO., FLA

Parcel ID#30 33 40 00000 5000 00010.1

**WARRANTY DEED**

THIS WARRANTY DEED is made and executed this 15<sup>th</sup> day of October, 1998, by J.C. ENTERPRISES, a Pennsylvania general partnership, whose address is: 750 East Sample Road, Building 3, Suite 221, Pompano Beach, Florida 33064-5144, hereinafter called the Grantor to D.E. LTD. FAMILY PARTNERSHIP, a Pennsylvania limited partnership, whose address is: 750 East Sample Road, Building 3, Suite 221, Pompano Beach, Florida 33064-5144, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Indian River County, Florida, viz:

Beginning at the point of intersection of the East line of U.S. Highway No. 1 as now established, and the North line of the North half of the Southeast quarter of the Southwest quarter of Section 30, Township 33 South, Range 40 East, Indian River County; thence Southeasterly along said East right-of-way line to the South line of the North half of the Southeast quarter of the Southwest quarter and the North half of the Southwest quarter of the Southeast quarter, thence East along said South line a distance of 610 feet; thence Northwesterly along a line parallel to and 610 feet easterly from the East Line of said highway to the North line of said North half of the Southeast quarter of the Southwest quarter and the North half of the Southwest quarter of the Southeast quarter, thence West along said North line a distance of 610 feet to the Point of Beginning; less the South 60 feet of said property; together with a permanent easement and right-of-way over and across the said 60 feet excepted above for purposes of ingress, egress and utilities.

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Dec 10 88 10:05a DE LIMITED F.P.

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12/16/02 09:45pm P. 004

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Together with any rights of the Grantor herein to private easement over and across the North half of the Southwest quarter and the Southeast quarter and the North half of the Southeast quarter and the Southwest quarter of Section 30, Township 33 South, Range 40 East, lying East of U.S. Highway No. 1, less that portion thereof hereinbefore conveyed to Grantee.

SUBJECT to all zoning restrictions and governmental regulations, as well as reservations, restrictions, covenants, easements and other matters of record and real estate taxes for the year 1998 which are not due and payable.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

**RIGHT OF FIRST REFUSAL:** The properties described herein are under and subject to the right of first refusal of J.R. Resources, L.P. The right of first refusal shall exist and is hereby granted unto and held by J.R. Resources, L.P. for seven years from October 1, 1998. The Grantee will not convey, lease or transfer such property or any interest therein, to any person, partnership, corporation or entity who is not a partner in James Doverspike Family Partners or the Carl Doverspike Family Partners without first offering same to J.R. Resources, L.P. on the same terms and conditions being offered to the outside third party. J.R. Resources, L.P. shall have fifteen (15) days to exercise said right of first refusal following notification of the proposed conveyance, lease or transfer. This Right of First Refusal shall expire October 1, 2005

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances.

TO: Gerry York, General Counsel's Office  
FROM: Brenda L. Tadlock, Registration Section  
DATE: December 16, 2002  
SUBJECT: MWJ MANAGEMENT, INC.  
REFERENCE: W02000035132

12/20/02

LM  
Lundy  
LM 12/23/02  
Lundy

✓ The attached documents and correspondence are being forwarded to you for appropriate handling.

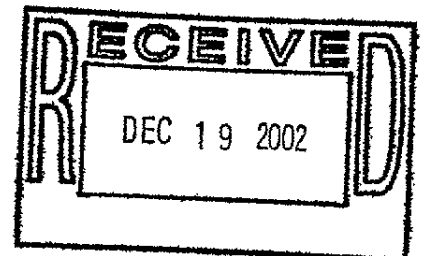
Please note the attached documents appear to meet the filing requirements stipulated in Chapter 607, Florida Statutes, with the exception of any penalty or annual report fees that may be due this office.

✓ Should you have any further questions concerning this matter, please do not hesitate to get in touch.

/blt

Attachments

AR. 1958      penalties  
600              4000  
Sc H1c 2600.00





**FLORIDA DEPARTMENT OF STATE**  
**Jim Smith**  
**Secretary of State**  
**OFFICE OF THE GENERAL COUNSEL**

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**F A C S I M I L E   T R A N S M I T T A L**

**TO FAX NUMBER:** 814-938-3489

**Please deliver the following pages to:**

**NAME:** Jeff Lundy, Esq.,

**COMPANY:** WMJ Management, Inc.

**CITY/STATE:** Punxsutawney, Pennsylvania

**SENDER:** Gerard T. York, Esq.,  
Assistant General Counsel

**DATE/TIME:** 12/27/02 8:59 AM

**NUMBER OF PAGES (including transmittal sheet):**2

**FROM FAX:** 850/245-6127

**COMMENTS:** This communication is in response to your letter dated December 16, 2002 regarding annual report fees and statutory penalties which would be assessed against MWJ Management, Inc. under section 607.1502(4), Florida Statutes.

We would offer to settle the issue of annual report fees and foreign non-qualified penalties from MWJ Management, Inc. for the sum of \$2600.00, reflecting annual report fees from 1998 of \$600.00 and penalties from 1998 of \$2000.00 assessed at the statutory minimum of \$500.00 per year. This offer remains in effect until February 1, 2003.



Upon completion of the application and receipt of a check in that amount payable to the Department of State, Division of Corporations, I will instruct the Division of Corporations to issue MWJ Management, Inc., a Certificate of Authority to transact business in Florida. Please mail the check to this attorney at: Office of General Counsel, 107 East Gaines Street, 119 The Capitol, Tallahassee, Florida 32399-0250.

Please do not hesitate to contact me at 850-245-6514 should you have any questions.

**107 EAST GAINES STREET • 119 THE COLLINS BUILDING •  
TALLAHASSEE, FLORIDA 32399-0250**

**LUKEHART & LUNDY**

ATTORNEYS AT LAW

219 EAST UNION STREET, P.O. BOX 74  
PUNXSUTAWNEY, PA 15767-0074

(814) 938-8110

FAX NUMBER  
(814) 938-3489

J. KIPP LUKEHART  
JEFFREY LUNDY

January 23, 2003

Gerard T. York, Esquire  
Assistant General Counsel  
Florida Department of State  
107 E. Gaines Street  
119 The Collins Bldg.  
Tallahassee, FL 32399-0250

**Re: MWJ Management, Inc.**

Dear Attorney York:

Enclosed please find a check made payable to the office of Attorney General of Florida per your instructions and offer to settle the outstanding filing for MWJ Management, Inc. per your fax memo of December 27, 2002. Upon receipt of this check, this should conclude any outstanding matters with MWJ Management, Inc.

We are now proceeding to file the Application by Foreign Limited Partnership for Authorization to Transact Business in Florida with accompanying Affidavit of Capital Contributions which we should be forwarding shortly to the Department of State.

One additional item on which we request your input is on the For-Profit Corporation Uniform Business Report (UBR). Would it be my understanding that (1) we do not have to file a UBR for MWJ Management, Inc. for 2003 as our registration would cover that for this year?; and (2) a UBR is not necessary for D.E. Limited Partnership nor are there any annual filing fees for D.E. Limited's registration.

Thank you.

Very truly yours,

  
Jeffrey Lundy

JL/kp  
Encl.



# *Department of State*

## *Memorandum Office of the General Counsel*

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TO: File

FROM: Gerard York, Assistant General Counsel

DATE: January 27, 2003

RE: MWJ Management, Inc.

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Based on my review of the file and the payments received from the corporation, it is my recommendation that this file be closed. Corporation has paid outstanding report fees from 1998 of \$600.00 and foreign non-qualified penalties of \$2,000.00 assessed at the statutory minimum of \$500.00 per year. Corporation wishes to be qualified to do business in the State of Florida. Accordingly, it is recommended corporation be issued a certificate of authority.

/gty

✓

**APPLICATION BY FOREIGN CORPORATION FOR AUTHORIZATION TO TRANSACT  
BUSINESS IN FLORIDA**

*IN COMPLIANCE WITH SECTION 607.1503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO  
REGISTER A FOREIGN CORPORATION TO TRANSACT BUSINESS IN THE STATE OF FLORIDA.*

1. MWJ Management, Inc.

(Name of corporation; must include the word "INCORPORATED", "COMPANY", "CORPORATION" or words or abbreviations of like import in language as will clearly indicate that it is a corporation instead of a natural person or partnership if not so contained in the name at present.)

2. Pennsylvania

(State or country under the law of which it is incorporated)

3. 25-1752700

(FEI number, if applicable)

4. December 8, 1994

(Date of incorporation)

5. perpetual

(Duration: Year corp. will cease to exist or "perpetual")

6. MWJ Management, Inc. is a general partner to D.E. Limited Family Partnership which is the successor to JC Enterprises, a partnership conducting business in Florida since  
(Date first transacted business in Florida. If corporation has not transacted business in Florida, insert "upon qualification.") 1990.  
(SEE SECTIONS 607.1501, 607.1502 and 817.155, F.S.)

7. RD # 5 Box 28, Punxsutawney, Jefferson County, Pennsylvania 15767

(Principal office address)

same

(Current mailing address)

8. Management and general partner for D.E. Limited Family Partnership

(Purpose(s) of corporation authorized in home state or country to be carried out in state of Florida)

9. Name and street address of Florida registered agent: (P.O. Box or Mail Drop Box NOT acceptable)

Name: Wilbur Carney

Office Address: 750 E. Sample Rd, Building 3, Suite 221

Pompano Beach

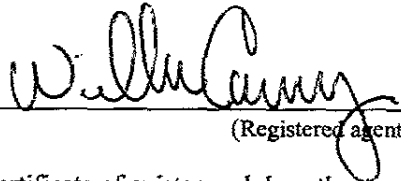
(City)

, Florida 33064

(Zip code)

10. Registered agent's acceptance:

*Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.*



(Registered agent's signature)

11. Attached is a certificate of existence duly authenticated, not more than 90 days prior to delivery of this application to the Department of State, by the Secretary of State or other official having custody of corporate records in the jurisdiction under the law of which it is incorporated.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
03 JAN 27 PM 12:21

12. Names and business addresses of officers and/or directors:

A. DIRECTORS

Chairman: Carl D. Doverspike

Address: PO Box 97, Ringgold, PA 15770

<sup>92</sup> Vice Chairman: O. Michael McMeans

Address: RD # 5 Box 28, Punxsutawney, PA 15767

<sup>7.5</sup> Director: Wilbur Carney

Address: 750 E. Sample Rd, Building 3, Suite 221

Pompano Beach, FL 33064

Director: Jack B. Grube

Address: 122 Elm Road, Punxsutawney, PA 15767

B. OFFICERS

<sup>1</sup> President: O. Michael McMeans

Address: RD # 5 Box 28, Punxsutawney, PA 15767

<sup>1</sup> Vice President: O. Michael McMeans

Address: RD # 5 Box 28, Punxsutawney, PA 15767

<sup>1</sup> Secretary: Wilbur Carney

Address: 750 E. Sample Rd, Building 3, Suite 221, Pompano Beach, FL 33064

<sup>1</sup> Treasurer: Wilbur Carney

Address: 750 E. Sample Rd, Building 3, Suite 221, Pompano Beach, FL 33064

NOTE: If necessary, you may attach an addendum to the application listing additional officers and/or directors.

13. O. Michael McMeans  
(Signature of Chairman, Vice Chairman, or any officer listed in number 12 of the application)

14. O. Michael McMeans, President/Vice President  
(Typed or printed name and capacity of person signing application)

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF STATE

OCTOBER 29, 2002

TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

I DO HEREBY CERTIFY THAT,

MWJ MANAGEMENT, INC.

is duly incorporated under the laws of the Commonwealth of Pennsylvania  
and remains a subsisting corporation so far as the records of this office  
show, as of the date herein.



IN TESTIMONY WHEREOF, I have  
hereunto set my hand and caused  
the Seal of the Secretary's  
Office to be affixed, the day  
and year above written.

*C. Michael Stewart*

Secretary of the Commonwealth

JSOW