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TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

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-07/31/00--01126--014
*****78.75 *****78.75

SUBJECT: JOHN P Dunne PA 1031 EXCHANGE
(Proposed corporate name - must include suffix) ESCROW CORPORATION

Enclosed is an original and one (1) copy of the articles of incorporation and a check for :

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee
& Certificate

☐ \$122.50
Filing Fee
& Certified Copy

☐ \$131.25
Filing Fee,
Certified Copy
& Certificate

FROM: JOHN P. Dunne
Name (printed or typed)

10833 70th Ave No.
Address

SEMINOLE FL 33772
City, State & Zip

727-393-9880
Daytime Telephone number

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

00 JUL 31 AM 9:01

FILED

NOTE: Please provide the original and one copy of the articles.

g/s/p

ARTICLES OF INCORPORATION
OF
JOHN P. DUNNE, P.A. 1031 EXCHANGE ESCROW CORPORATION
(A FLORIDA Professional Service Corporation)

ARTICLE I. NAME

The name of this corporation shall be JOHN P. DUNNE, P.A. 1031 EXCHANGE ESCROW CORPORATION.

ARTICLE II. COMMENCEMENT & DURATION

The commencement of this corporation's existence shall be at the time of the filing of these Articles Of Incorporation by the incorporator. This corporation's duration shall be perpetual.

ARTICLE III. PROFESSIONAL SERVICE CORPORATION

Section A. License

This corporation is specifically formed for rendering the same professional service to the public that any duly licensed Attorney, under the laws of this state, is authorized to render.

Section B. Powers

The powers of the corporation are to:

1. Have all of the powers stated in the applicable provisions of the Statutes, applicable to this corporation, except to the extent that any of the provisions of the Professional Service Corporation Act are interpreted to be in conflict with the provisions of said provisions, in which event, the provisions and sections of the said Professional Service Corporation Act shall take precedence.

Articles Of Incorporation Of JOHN P. DUNNE, P.A. 1031 EXCHANGE ESCROW CORPORATION

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2. Request changes in the Certificate Of Incorporation at any time pursuant to law.
3. Change the street address in this state of the principal office of the corporation and to establish, from time to time, other locations for corporate operations pursuant to the Bylaws, and without the necessity of amending the Certificate Of Incorporation.
4. Invest the funds of this corporation in real estate, mortgages, stocks, bonds, or any other type of investment, and to own real and personal property necessary for the rendering of its professional services.
5. Purchase and acquire, in accordance with law and the Bylaws, any or all of its shares, owned and held by any person or entity, who desires to sell, transfer, or otherwise dispose of the said shares.

Section C. Conflict Of Interest

Provided due notice is given to this corporation:

1. No contract or other transaction between this corporation and any other corporation shall be affected by the fact that any director or officer of this corporation is interested in, or is a director or officer of, such other corporation.
2. Any director of this corporation, individually or jointly, may be a party to, or may be interested in, any contract or transaction of this corporation or in which this corporation is interested.
3. No contract, or other transaction of this corporation with any person, firm, or corporation, shall be affected by the fact that any director or officer of this corporation is in any way connected with such person, firm or corporation.

Articles Of Incorporation Of JOHN P. DUNNE, P.A. 1031 EXCHANGE
ESCROW CORPORATION

ARTICLE IV. PURPOSE

This corporation is being organized for the purpose of holding in escrow I.R.S. S. Code Section 1031 Funds awaiting reinvestment, and engaging in the transaction of any and all other business activities permitted under the laws of Florida and the United States Of America.

ARTICLE V. CAPITAL STOCK

This corporation shall have the authority to issue 100 Shares Common no par value shares of common capital stock.

ARTICLE VI. PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash by this corporation of any shares of new capital stock of the same kind, class, or series, as that which the shareholder already holds, shall have the preemptive right to purchase a pro rata share thereof (as nearly as may be done without the issuance of fractional shares) at the price at which such shares are offered to others.

ARTICLE VII. TRANSFER RESTRICTIONS

No shareholder shall have the right to sell, assign, pledge, encumber, transfer, or otherwise dispose of any shares of the capital stock of this corporation, without first offering such shares for sale to this corporation at the net asset value thereof. Such offer shall be in writing, signed by the shareholder, sent by registered or certified mail to this corporation at its registered office address, and open for acceptance by this corporation for a period of fifteen days from the date of mailing. If this corporation fails or refuses, within such period, to make satisfactory arrangements for the purchase of such shares, the shareholder shall have the right to dispose of such shares without any further restrictions.

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On the death of any shareholder, this corporation shall have the right to purchase any shares of the capital stock of this corporation owned by the shareholder immediately prior to the shareholder's death, on the terms set forth above, and this provision shall be binding upon the personal representative of the shareholder.

Each stock certificate issued by this corporation shall carry the following legend:

"These Shares Are Held Subject To Certain Transfer Restrictions Imposed By This Corporation's Articles Of Incorporation, A Copy Of Which Is On File At This Corporation's Principal Office."

ARTICLE VIII. INITIAL BOARD OF DIRECTORS

The number of directors on this corporation's Initial Board Of Directors shall be one. The number of directors may be increased or decreased from time to time, as provided in this corporation's Bylaws, but shall never be less than one.

The name and address of each individual who shall serve as a member of the Initial Board Of Directors are: John P. Dunne
10833 70th Ave. N. Seminole, FL 33772.

ARTICLE IX. INDEMNIFICATION

This corporation shall indemnify any officer, director, employee, or agent and any former officer, director, employee, or agent, to the full extent permitted by law.

ARTICLE X. PRINCIPAL OFFICE & INITIAL REGISTERED OFFICE & AGENT

The address of this corporation's principal office and the address of this corporation's initial registered office shall be:
10833 70th Ave. N

Articles Of Incorporation Of JOHN P. DUNNE, P.A. 1031 EXCHANGE
ESCROW CORPORATION

Seminole, FL 33772.


The name of the individual who shall serve as this corporation's initial registered agent at that address is: John P. Dunne.

ARTICLE XI. INCORPORATOR


The name and address of the individual who shall serve as this corporation's incorporator are: John P. Dunne, 10833 70th Ave. N Seminole, FL 33772.

ARTICLE XII. AMENDMENT

This corporation reserves the right to amend or repeal any provisions in these Articles Of Incorporation, or any amendments hereto. Any rights conferred upon the shareholders shall be subject to this reservation.


John P. Dunne - Incorporator

I hereby accept my designation as resident agent and agree to serve as the resident agent of JOHN P. DUNNE, P.A. 1031 EXCHANGE ESCROW CORPORATION. I hereby state that I am familiar with and accept the duties and responsibilities as registered agent for JOHN P. DUNNE, P.A. 1031 EXCHANGE ESCROW CORPORATION.


John P. Dunne - Registered Agent

State Of Florida
County Of Pinellas

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00 JUL 31 AM 9:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

On July 26, 2000, John P. Dunne, designated above as the individual who shall serve as the corporation's initial registered agent and incorporator, who is personally known to me, or produced a Florida driver's license as identification, personally appeared before me at the time of notarization, and, after being given the oath, acknowledged signing these Articles Of Incorporation Of JOHN P. DUNNE, P.A. 1031 EXCHANGE ESCROW CORPORATION.

Mary Moody Cooper
Notary Public
MARY MOODY COOPER
(Notary Public - Printed Or Typed Name)



Mary Moody Cooper
Commission # 00 836482
Expires July 20, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

Commission Expiration Date & Commission Number:

(SEAL)

7/2/2003

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