

P04000023681

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

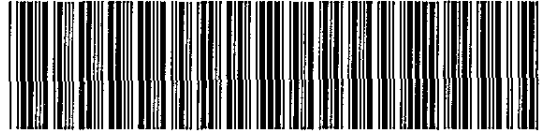
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



900027478989

02/02/04 - 01070 - 008 **70.00

FILED

04 FEB -2 PM 4:29

RECEIVED

04 FEB -2 PM 12:05

SECRETARY OF STATE
FILING OFFICE
TALLAHASSEE, FLORIDA

FILE
CORPORATION
DIVISION
TALLAHASSEE, FLORIDA

gjc 2/5

ATTORNEYS' TITLE

Requestor's Name

1965 Capital Circle NE, Suite A

Address

Tallahassee, FL 32308

City/St/Zip

850-222-2785

Phone #

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

- 1- _____
- 2- PARTNERSHIP REAL ESTATE SERVICE, INC.
- 3- _____
- 4- _____

☒ Walk-in

☐ Pick-up time ASAP

☐ Certified Copy

☐ Mail-out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS	
<input checked="" type="checkbox"/>	Profit
<input type="checkbox"/>	Non-Profit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials

ARTICLES OF INCORPORATION

OF

PARTNERSHIP REAL ESTATE SERVICE, INC.

The undersigned, acting as sole incorporator of a corporation under the Florida General Corporation Act, adopts the following Articles of Incorporation for such corporation:

ARTICLE I - NAME

The name of the corporation is Partnership Real Estate Service, Inc.

ARTICLE II - TERM OF EXISTENCE

The period of duration of the corporation is perpetual.

ARTICLE III - NATURE OF BUSINESS

The purpose for which the corporation is organized is to transact any or all lawful business and to do all other things incidental to them or connected with them that are not forbidden by the Florida corporation laws or by other law, or by these Articles of Incorporation, and to carry out the said purpose in any state, territory, district, or possession of the United States, or in any foreign country, to the extent that these purposes are not forbidden by the law of the state, territory, district, or possession of the United States, or by the foreign country.

ARTICLE IV - STOCK

Number. The aggregate number of shares that the corporation shall have the authority to issue is Seven Thousand Five Hundred (7,500) shares of capital stock with a par value of One Dollar (\$1.00) per share.

Initial issue. One Hundred (100) shares of the capital stock of the corporation shall be issued for cash at a par value of One Dollar (\$1.00) per share.

Stated capital. The sum of the par value of all shares of capital of the corporation that have been issued shall be the stated capital of the corporation at any particular time.

Dividends. The holders of the outstanding capital stock shall be entitled to receive, when and as declared by the Board of Directors, dividends payable either in cash, in property, or in shares of the capital stock of the

FILED
04 FEB - 2 PM 4:29
CLERK OF STATE
TALLAHASSEE, FLORIDA

corporation.

No classes of stock. The shares of the corporation are not to be divided into classes.

No share in series. The corporation is not authorized to issue shares in series.

ARTICLE V - DATE OF EXISTENCE

This corporation shall begin its existence upon the filing of these Articles with the Secretary of State, and is to exist perpetually, thereafter.

ARTICLE VI - ADDRESS

The initial street address in Florida of the initial principal office of the corporation is 10935 S.E. 177th Place, Suite 201, Summerfield, FL 34491, and the name of the initial Registered Agent is Brett L. Swigert, P.A.

ARTICLE VII - DIRECTORS

The number of Directors shall be no more than five (5), and no less than one (1) Director, who need not be a resident of the State of Florida or a Shareholder of the corporation.

ARTICLE VIII - DIRECTORS' ADDRESS

The names and addresses of the persons who shall serve as Directors until the first annual meeting of Shareholders, or until their successors shall have been elected and qualified are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Gerald A. Dietrich	10935 S.E. 177 th Place, Suite 201 Summerfield, FL 34491
Elizabeth W. Dietrich	10935 S.E. 177 th Place, Suite 201 Summerfield, FL 34491
Lissante C. LoBianco	5335 Greens Drive Lady Lake, FL 32159

ARTICLE IV - INCORPORATOR

<u>NAME</u>	<u>ADDRESS</u>
Lissante C. LoBianco	5335 Greens Drive Lady Lake, FL 32159

ARTICLE X - INDEMNIFICATION

The corporation shall indemnify any officer or Director, or any former officer or Director, to the full extent permitted by law.

ARTICLE XI - PREEMPTIVE RIGHTS

The holders of the common stock of this corporation shall have preemptive rights to purchase, at prices, terms, and conditions that shall be fixed by the Board of Directors, such additional shares of the stock of this corporation as may be issued for money (money, or any property or services) from time to time, in addition to that stock authorized, in proportion to the issued shares of stock held by the holder and all shares of stock currently authorized.

ARTICLE XII - CUMULATIVE VOTING

The shareholders of this corporation shall be allowed to vote their shares cumulatively so as to give one candidate as many votes as the number of Directors to be elected multiplied by the number of his shares, to distribute them among as many candidates as he may wish. Notice must be given by any shareholder to the President or a Vice President of said corporation not less than 24 hours prior to the time set for the holding of a shareholders meeting for the election of Directors that said shareholder intends to cumulate his vote at said election.

ARTICLE XIII - DESIGNATION OF RESIDENT AGENT

Partnership Real Estate Services, Inc. desiring to organize under the laws of the State of Florida with its principal office as indicated in the Articles of Incorporation, at the City of Summerfield, County of Marion, State of Florida, has and does by these presents name Brett L. Swigert, P.A., located at 531 North

Bay Street, Eustis, County of Lake, State of Florida, as its agent to accept service of process within this State.

IN WITNESS WHEREOF, the undersigned have made and subscribed these Articles of Incorporation at Summerfield, Florida, on the 27th day of January, 2004.


Lissante C. LoBianco
Incorporator

STATE OF FLORIDA

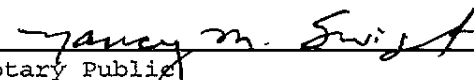
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 27th day of January, 2004, by Lissante C. LoBianco, who has presented a Florida Drivers License as identification.

FILED
04 FEB -2 PM 1:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA



Nancy M Swigert
My Commission DD167776
Expires March 16, 2007


Nancy M. Swigert
Notary Public

ACCEPTANCE OF DESIGNATION OF RESIDENT AGENT

Having been named to accept service of process for Partnership Real Estate Services, Inc., at the place designated in Article XIII of the Articles of Incorporation, I hereby accept to act in this capacity, and agree to comply with the provisions of said act relating to keeping open said office.

DATED this 27th day of January, 2004.

BRETT L. SWIGERT, P.A.

By: 
BRETT L. SWIGERT, President