

PO4000048647

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

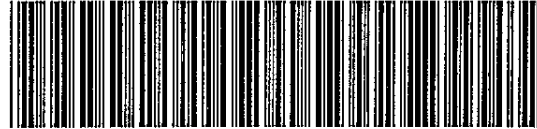
(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Ann Baese GAVE
AUTHORIZATION BY PHONE TO
CORRECT Add suffix
DATE 3/18/04
DOC. EXAM 74

Office Use Only



700029235417

02/25/04--01065--001 **78.75

TALLAHASSEE, FLORIDA

04 MAR 18 AM 11:10

FILED

743/18/04

TRANSMITTAL LETTER

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

SUBJECT: WATERFRONT REALTY & INVESTMENTS *me.*
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

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

☐ \$70.00 ☒ \$78.75
Filing Fee Filing Fee
 & Certificate of Status

☐ \$78.75 ☐ \$87.50
Filing Fee Filing Fee,
& Certified Copy Certified Copy
 & Certificate of
 Status
ADDITIONAL COPY REQUIRED

FROM: Steven M. Weaver
Name (Printed or typed)

601 SE Port St. Lucie Blvd.
Address

Port St. Lucie, FL 34984
City, State & Zip

772-344-7100
Daytime Telephone number

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



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

March 5, 2004

STEVEN M WEAVER
601 SE PORT ST LUCIE BLVD
PORT ST LUCIE, FL 34984

SUBJECT: WATERFRONT PROPERTIES OF THE AMERICAS, INC.
Ref. Number: W04000009108

RECEIVED
04 MAR 18 AM 10:55
FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

We have received your document for WATERFRONT PROPERTIES OF THE AMERICAS, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

Adding "of Florida" or "Florida" to the end of a name is not acceptable.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6855.

Tammy Hampton
Document Examiner
New Filings Section

Letter Number: 004A00014965

409 E. Gaines St.
32399

FILED

04 MAR 18 AM 11:10

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF

WATERFRONT REALTY & INVESTMENTS *INC.*

THE UNDERSIGNED SUBSCRIBERS TO THESE ARTICLES OF INCORPORATION, EACH COMPETENT AS AN INCORPORATOR PURSUANT TO THE PROVISIONS OF SECTION 607.0201, FLORIDA STATUTES, DESIRING TO ASSOCIATE FOR THE PURPOSE OF FORMING A CORPORATION, PURSUANT TO CHAPTER 607, FLORIDA GENERAL CORPORATION ACT, AND PURSUANT TO THE PROVISIONS OF THE STATUTES OF THE STATE OF FLORIDA PROVIDING FOR THE FORMATION, LIABILITIES, PRIVILEGES AND IMMUNITIES OF A CORPORATION FOR PROFIT, DO HEREBY CERTIFY AS FOLLOWS:

ARTICLE I. NAME OF CORPORATION

The name of the corporation is and shall be:

WATERFRONT REALTY & INVESTMENTS *INC.*

ARTICLE II. GENERAL PURPOSE OF CORPORATION

The general purpose for which this Corporation is being initially organized as follows:

- (1) The transaction of any and all lawful business for which corporations may be organized to transact under Chapter 607, Florida General Corporation Act;

ARTICLE III. PRINCIPAL OFFICE

The principal office and place of business of the corporation, with the privilege of having additional offices at other places within the state of Florida, and within or without the United States of America shall be at:

601 SE Port St Lucie Blvd.
Port St Lucie, FL 34984

ARTICLE IV. REGISTERED OFFICE AND REGISTERED AGENT

The initial registered office of the Corporation and its initial registered agent shall be:

Steven M. Weaver

ARTICLE V. INITIAL BOARD OF DIRECTORS

The Board of Directors of the Corporation shall consist of the number of Directors serving on the Initial Board of Directors. The number of Directors. The number of Directors of the Corporation may be changed from the number of Directors serving on the initial Board of Directors at any time by affirmative vote of a majority of the stockholders. The number of directors constituting the initial Board of Directors shall be two (2) and the name and address of each person who is to serve as a member thereof is as follows:

Steven M. Weaver
President
601 SE Port St Lucie Blvd
Port St. Lucie, FL 34984
51%

Dawnella Weaver
Vice President
601 SE Port St. Lucie Blvd
Port St. Lucie, Fl 34984
49%

ARTICLE VI. CAPITAL STOCK

The maximum number of shares of capital stock that this Corporation is authorized to have outstanding at any one time shall be 500 shares of common stock at \$1.00 par value. There shall be only one class of shares.

ARTICLE VII. INCORPORATORS

The names and addresses of each incorporator are as follows:

Steven M. Weaver
President
601 SE Port St Lucie Blvd
Port St. Lucie, FL 34984

Dawnella Weaver
Vice President
601 SE Port St. Lucie Blvd
Port St. Lucie, Fl 34984

ARTICLE VIII. PREEMPTIVE RIGHTS OF STOCKHOLDERS

Every stockholder upon the sale for cash of any new stock shall have the right to purchase his pro rata share thereof, at the price at which it is offered to others.

ARTICLE IX. REMOVAL OF COMMITTEES

Any or all directors may be removed in accordance with provisions of Section 607.0808 Florida Statutes.

ARTICLE X. EXECUTIVE COMMITTEES

The Board of Directors, by Resolution, adopted by a majority of the full Board of Directors, may designate from among its members, an executive committee and one or more committees, each of which to the extent provided in such Resolution shall have any may exercise all of the authority of the Board of Directors, except such acts set forth in Section 607.0825, Florida Statutes.

ARTICLE XI. ACTION BY DIRECTORS WITHOUT A MEETING

Any action which may be taken at a meeting of the Directors or a committee thereof, may be taken without a meeting, provided that a consent in writing setting forth the action so to be taken, signed by all the Directors or all of the members of the Committee, as the case may be, is filed in the minutes of the proceedings of the Board of Directors or of the committee. Such consent shall have the same effect as an unanimous vote.

ARTICLE XII. AMENDMENT OF ARTICLES OF INCORPORATION

These Articles of Incorporation may be amended at any time in accordance with the provisions of Section 607.10002, Florida Statutes.

ARTICLE XIII. GENERAL POWERS

This Corporation shall have all powers which a Corporation of this nature, under the laws of the State of Florida, may legally exercise, including, but not limited to, all of those powers enumerated and set forth in Section 607.0302, Florida Statutes.

ARTICLE XIV. OFFICERS

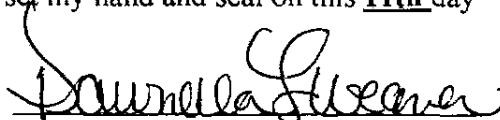
The Officers of this Corporation shall consist of a President, Vice President, Secretary, and a Treasurer, each of whom shall be elected by the Board of Directors in the manner and at the time prescribed in the By-Laws of this Corporation. Such other officers and assistant officers and agents, as may be deemed necessary, may be elected or appointed by the Board of Directors or chosen in such other manner as may be prescribed by the By-Laws. Any two or more offices may be held by the same person.

ARTICLE XV. DURATION OF CORPORATE EXISTENCE

This Corporation shall have perpetual existence unless sooner dissolved according to law; corporate existence shall commence upon the filing of the ARTICLES OF INCORPORATION by the Department of State

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 11th day of March, 2004.


Incorporator: Steven M. Weaver


Incorporator: Dawnella Weaver

State of Florida
County of Broward

Before me, the undersigned authority, personally appeared Steve & Dawnella Weaver to me known as the person described in and who executed and subscribed to the foregoing ARTICLES OF INCORPORATION, and be acknowledged before me that she executed and subscribed the same for the purposes therein expressed.

11th IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this day of March, 2004.


NOTARY PUBLIC STATE OF FLORIDA

Ann E. Baese

MY COMMISSION EXPIRES:



Ann E. Baese
My Commission DD265127
Expires October 02, 2007


CERTIFICATE DESIGNATING PLACE OF BUSINESS OR
DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First, THAT Waterfront Realty & Investments, Inc. desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Article of Incorporation, at the City of Port St. Lucie, St. Lucie County, State of Florida, has named Steven M. Weaver located at 601 SE Port St. Lucie Blvd., Port St. Lucie, FL 34984, as its agent to accept service of process within this State.

ACKNOWLEDGEMENT

Having been named to accept service of process for the above stated corporation, at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said Act, relative to keeping open said office.



Registered Agent: Steven M. Weaver
Driver's License #W160-793-61-309-0 FL