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7/28/04



CORPORATION SERVICE COMPANY*

ACCOUNT NO. : 072100000032

REFERENCE : 824344 83930A

AUTHORIZATION :

Patricia Pigute

COST LIMIT : \$ 78.75

ORDER DATE : July 28, 2004

ORDER TIME : 10:48 AM

ORDER NO. : 824344-005

CUSTOMER NO: 83930A

CUSTOMER: Ms. Anne Marie De Olden
Frazier Hotte & Associates, Pa

Suite 826
2400 East Commercial Boulevard
Ft. Lauderdale, FL 33308

DOMESTIC FILING

NAME: JJB REALTY SERVICES, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susie Knight - EXT. 2956

EXAMINER'S INITIALS: _____

ARTICLES OF INCORPORATION
OF
JJB REALTY SERVICES, INC.

The undersigned incorporator hereby forms a corporation, under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the Corporation shall be:

JJB REALTY SERVICES, INC.

The address of the principal office of this Corporation shall be 1718 North Federal Highway, Fort Lauderdale, Florida 33316.

ARTICLE II. NATURE OF BUSINESS

The purpose of this Corporation is to engage or transact any or all lawful activities or business permitted, under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of Shares of Stock that this Corporation is authorized to have outstanding at any one time is 1,000 shares of common stock having a \$1.00 par value per share.

ARTICLE IV. ADDRESS

The street address of the initial registered office of the Corporation shall be 2400 East Commercial Boulevard, Suite 826, Fort Lauderdale, Florida 33308, and the name of the initial registered agent of this Corporation at this address is JOHN F. HOTTE, ESQUIRE.

ARTICLE V. TERM OF EXISTENCE

This Corporation shall commence its existence immediately upon the filing of these Articles of Incorporation and shall exist perpetually thereafter unless sooner dissolved according to law.

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ARTICLE VI. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have one (1) director, initially. The name and address of the initial member of the Board of Directors is:

LIONEL SANCHEZ
1718 N. Federal Highway
Fort Lauderdale, FL 33304

ARTICLE VII. OFFICERS

The names and addresses of the initial Officers of the Corporation, who shall hold office for the first year or until their successors are duly elected and qualified shall be:

LIONEL SANCHEZ President, Vice President, Secretary and Treasurer
1718 N. Federal Highway
Fort Lauderdale, FL 33304

ARTICLE VIII. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation is:

JOHN F. HOTTE, ESQUIRE
2400 East Commercial Boulevard - Suite 826
Fort Lauderdale, Florida 33308

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on day of
July, 2004.


JOHN F. HOTTE, ESQUIRE

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