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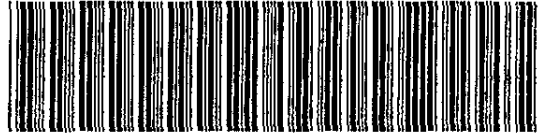
(Business Entity Name)

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AND  
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CLERK OF STATE  
TREASURY DEPT.

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03 1-5

LAW OFFICES OF  
**BERG & DOUGLASS**  
A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS  
1872 SOUTH TAMiami TRAIL  
SUITE D  
VENICE, FLORIDA 34293

SKIP BERG, P.A. \*  
J. MICHAEL DOUGLASS, P.A.  
\* BOARD CERTIFIED REAL ESTATE

TELEPHONE  
(941) 493-0871  
FAX (941) 497-6617

December 23, 2004

Corporate Records Bureau  
Division of Corporations  
Department of State  
P. O. Box 6327  
Tallahassee, Florida 32314

Re: Articles of Incorporation  
**SCOTT JOHNSTON, P.A.**

Dear Sir:


Enclosed herein please find an original and one copy of the Articles of Incorporation and a Certificate Designating a Registered Officer and Registered Agent for the above proposed corporation.

I have enclosed my check in the amount of \$78.75 for the filing fees of these documents and the return of a certified copy of the Articles of Incorporation. **Please be so kind as to file the corporation and return the certified copy of the Articles of Incorporation and a conformed copy of the Certificate Designating Registered Officer and Registered Agent to my office.**

Thank you for your cooperation in this matter.

Sincerely yours,

BERG & DOUGLASS



Michael Douglass

MD:da  
Enclosures  
cc: Mr. Scott Johnston

**ARTICLES OF INCORPORATION**

**SCOTT JOHNSTON, P.A.**

APPROVED  
AND  
FILED  
05 JAN -5 PM 3:10

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby forms this corporation under the laws of the State of Florida.

**ARTICLE I**

**NAME.** The name of this Corporation shall be **SCOTT JOHNSTON, P.A.**

**ARTICLE II**

**NATURE OF BUSINESS.** The general nature of the business to be transacted by the Corporation and its objects and powers shall be as follows:

- A. The marketing, sale and rental of real estate, both residential and commercial.
- B. To invest the funds of the 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 professional real estate services, or for the protection, preservation or augmentation of assets acquired in the course of rendering such services, or to be invested by the stockholders of the Corporation.
- C. To do everything necessary and proper for the accomplishment of any of the purposes or the attaining of any of the objects or the furtherance of any of the purposes enumerated in these Articles of Incorporation, or any amendment thereof, necessary or incidental to the protection and benefit of the Corporation, and in general, either alone or in association with other corporations, firms, or individuals, to carry out any lawful pursuit necessary or incidental to the accomplishment of the purposes or the attainment of the objects or the furtherance of such purposes or objects of the Corporation, as well as any lawful object or purpose not prohibited by Statute or Regulation concerning the activities of such a corporation.

The foregoing paragraphs shall be construed as enumerating both objects and purposes of the Corporation, and it is hereby expressly provided that the foregoing enumeration of specific purposes shall not be held to limit or restrict in any manner the purposes of the Corporation otherwise permitted by law.

**ARTICLE III**

**CAPITAL STOCK.** The maximum number of shares of stock this corporation is authorized to have outstanding at any one time shall be Seven Thousand Five Hundred (7,500) shares, par value is One (\$1.00) Dollar per share.

The consideration to be paid for each share shall be fixed by the Board of Directors.

#### **ARTICLE IV**

**INITIAL CAPITAL.** This Corporation shall begin business with a capital of not less than Two Thousand (\$2,000.00) Dollars.

#### **ARTICLE V**

**TERMS OF EXISTENCE.** This Corporation shall have perpetual existence.

#### **ARTICLE VI**

**STREET ADDRESS.** The principal place of business of this Corporation shall be located in Venice, Florida, with a street address at 1420 Gondola Park Drive, or at such places within or without the State of Florida as the Board of Directors shall by appropriate action hereafter, from time to time, determine.

#### **ARTICLE VII**

##### **DIRECTORS.**

A. The business of this Corporation shall be conducted and managed by a Board of Directors, and such Board of Directors shall consist of not less than one (1) nor more than ten (10).

A majority of the first Board of Directors named below shall have the power to approve and adopt the Bylaws of this Corporation until their successors are elected or appointed.

B. The qualifications, time and place of election and term of office of each Director shall be as provided for in the Bylaws of the Corporation.

C. The officers of this Corporation may consist of a President, Vice President, Secretary and Treasurer, and such other officers and agents as may be provided for by the Bylaws of this Corporation, and shall be chosen, serve for such terms, and have such duties as may be prescribed by such Bylaws.

#### **ARTICLE VIII**

The names and street addresses of the members of the first Board of Directors, who, unless otherwise provided by the Bylaws of this Corporation, shall hold office and manage the Corporation for the first year of existence of the Corporation, or until their successors are elected or appointed or have qualified, are as follows:

**SCOTT JOHNSTON, 1420 Gondola Park Drive, Venice, FL, 34292**

#### **ARTICLE IX**

**SUBSCRIBERS.** The name and post office address of the subscriber to the Articles of Incorporation is as follows:

**SCOTT JOHNSTON, 1420 Gondola Park Drive, Venice, FL, 34292**

## **ARTICLE X**

**INTER-COMPANY CONTRACTS.** No contract or other transaction between the Corporation and any other corporation, and no act of the corporation shall be effected in any way or invalidated by the fact that any of the Directors of the Corporation are pecuniarily or otherwise interested in, or are Directors or Officers of, such other corporation. Any Director individually, or any firm of which any Director is a member, may be a party to, or may be pecuniarily or otherwise interested in, any contract or transaction of the Corporation, provided that the fact he or such firm is so interested shall be disclosed or shall have been known to the Board of Directors or such members thereof as shall be present at any meeting of the Board of Directors at which action upon such contract or transaction shall be taken; and any Director of the Corporation who is also a Director or Officer of such other corporation or who is so interested may be counted in determining the existence of a quorum at any meeting of the Board of Directors which shall authorize any such contract or transaction, and may vote thereat to authorize any such contract or transaction, with like force and effect as if he were not such Director or Officer of such other corporation or not so interested.

## **ARTICLE XI**

**STOCKHOLDERS' AGREEMENT.** The Corporation and its common Stockholders, or the Stockholders of the Corporation among themselves, may enter into any agreement restricting the transferability, assignment, encumbrance or pledge of the stock of this Corporation, whether voluntarily or involuntarily. Any such agreement may confer upon the Corporation nor the Stockholders, or both, the option of first refusal or mandatory purchase in the event any Stockholder desires to transfer, assign, encumber or pledge, his stock, with or without a consideration. Any such agreement may include such restrictions during the lifetime of any Stockholder or upon the death or legal incompetence of any Stockholder. Nothing contained in these Articles of Incorporation or by Bylaws of the Corporation shall be construed as authorizing a transfer of such stock upon the books of the Corporation in violation of any such agreement.

## **ARTICLE XII**

### **INDEMNIFICATION OF DIRECTORS.**

A. The Corporation shall indemnify any director made a party to any action, suit or proceeding by or in the right of the Corporation to procure a judgment in its favor by reason of his being or having been a Director or any Officer of the Corporation, or a Director or Officer of any other corporation which he served as such at the request of the Corporation, against the reasonable expenses, including but not limited to attorney's fees, actually and necessarily incurred by him in connection with the defense or

settlement of such action, suit or proceeding, or in connection with an appeal therein, except in relation to matters as to which such Director may be adjudged to have been guilty of negligence or misconduct in the performance of his duty to the Corporation.

B. The Corporation shall indemnify any Director made a party to any action, suit or proceeding other than one by or in the right of the Corporation to procure a judgment in its favor, whether civil or criminal, brought to impose a liability or penalty on such Director for an act alleged to have been committed by such Director in his capacity as Director or as an Officer of the Corporation, or in the capacity of a Director or Officer of any other corporation which he served as such at the request of the Corporation, against judgments, fines, amounts paid in settlement and reasonable expenses, including but not limited to attorney's fees actually and necessarily incurred as a result of such action, suit or proceeding, or any appeal therein, if such Director acted in good faith in the reasonable belief that such action was in the best interests of the Corporation and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such civil or criminal action, suit or proceeding by judgment, settlement, conviction, or upon a plea of nolo contendere shall not in itself create a presumption that any Director did not act in good faith in the reasonable belief that such action was in the best interest of the Corporation or that he had reasonable ground for belief that such action was unlawful.

#### **ARTICLE XIII**

**DIRECTORS' LIABILITY.** No Director shall be held liable or responsible for action taken by the Board of Directors acting under the provisions or in the manner authorized by these Articles of Incorporation or the Bylaws of the Corporation, nor for action taken by the Board of Directors in reliance on reasonable grounds or probable cause for believing that the Board is acting under the provisions or in the manner authorized by the Articles of Incorporation or Bylaws. The defense of any legal, equitable or other action, suit or proceeding brought against a Director, either individually or as Director, because or as a result of any action taken by the Board of Directors, shall be conducted by counsel for the Corporation, unless the action, suit, or proceeding is brought by or in behalf of the Corporation. All costs and expenses of a Director in connection with any such action, suit or proceeding not brought by or in behalf of the Corporation, including but not limited to expenses incurred in the course of attending trials, conferences, depositions, hearings, and meetings, shall be paid by the Corporation, and in the event of a judgment or decree being rendered against the Director, the Corporation shall indemnify and save him harmless.

#### **ARTICLE XIV**

**REIMBURSEMENT OF DIRECTORS.** If any legal, equitable or other action, suit or proceeding brought by or in behalf of the Corporation against a Director, either individually or as Director,

shall result in a judgment, decree or decision in favor of the Director, the Corporation shall be liable to and shall reimburse the Director for all costs and expenses of the Director in connection with such action, suit or proceeding, including but not limited to reasonable attorney's fees, court costs and expenses incurred in the course of attending trials, conferences, depositions, hearings and meetings.

#### **ARTICLE XV**

**DIVIDENDS.** A Director shall not be liable for dividends illegally declared, distributions illegally made to Stockholders, or any other action taken by reliance in good faith upon the financial statements of the Corporation represented to him to be correct by an Officer having charge of its books of account or a financial statement certified by a Certified Public Accountant to fairly reflect the financial condition of the Corporation; nor shall he be liable if, in good faith in determining the amount available for dividends or distribution, he considers the assets to be of their book value.

#### **ARTICLE XVI**

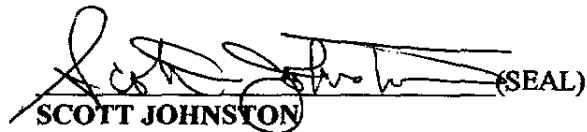
**AMENDMENTS.** These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed to them by the Stockholders, and approved at a Stockholders' meeting by a majority of the stock entitled to vote thereon, unless all the Directors and all the Stockholders sign a written statement manifesting their intention that a certain amendment of the Articles of Incorporation be made.

#### **ARTICLE XVII**

**CONSENT WITHOUT MEETING.** Any action that may be taken at a meeting of the Stockholders of this Corporation may be taken without a meeting, if consent in writing setting forth the action shall be signed by all, but not less than all, of the Stockholders of the Corporation entitled to vote on the action and shall be filed by the Secretary of the Corporation. This consent shall have the same effect as a unanimous vote at a Stockholders' meeting. If all of the Directors, severally or collectively, likewise, consent in writing to any action taken or to be taken by the Corporation, and the writing or writings evidencing their consent are filed with the Secretary of the Corporation, the action shall be as valid as though it had been authorized at a meeting of the Board.

I, the undersigned, being the President of and the original subscriber and incorporator of the foregoing Corporation, do hereby certify that the foregoing constitutes the Charter of the above Corporation.

WITNESS my hand and seal this 23<sup>rd</sup> day of December, 2004.

 (SEAL)  
**SCOTT JOHNSTON**  
Subscriber/President

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public, duly authorized to take acknowledgments in the State and County aforesaid, personally appeared **SCOTT JOHNSTON** to me well known to be the person described as President of and the original subscriber which subscribed to these Articles of Incorporation and who executed the foregoing Articles of Incorporation and acknowledged before me that she subscribed to these Articles of Incorporation.

WITNESS my hand and official seal in the County and State aforesaid, this 23<sup>rd</sup> day of December, 2004.

Dawn R. Anspach  
NOTARY PUBLIC - STATE OF FLORIDA



Dawn R. Anspach  
MY COMMISSION # DD172950 EXPIRES  
January 24, 2007  
BONDED THRU TROY FAIR INSURANCE, INC.

(Print, type or stamp commissioned name of notary)

[✓ one only]

☒ Personally known

☐ Produced identification      Type of identification produced \_\_\_\_\_



STATE OF FLORIDA  
DEPARTMENT OF STATE

APPROVED  
AND  
FILED  
05 JAN -5 PM 3:11  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Certificate Designating Place of Business or Domicile for the Service of Process within this State, naming Agent upon whom Process may be served and Names and Addresses of the Officer and Director.

The following is submitted, in compliance with chapter 48.091, Florida Statutes:

**SCOTT JOHNSTON, P.A.**, a corporation under the laws of the State of Florida, with its principal office at 1420 Gondola Park Drive, in the City of Venice, County of Sarasota, State of Florida, has named **SCOTT JOHNSTON** of 1420 Gondola Park Drive, Venice, Sarasota County, Florida, 34292, as its agent to accept service of process within this State.

**OFFICER(S)**

NAME	TITLE	SPECIFIC ADDRESS
<b>SCOTT JOHNSTON</b>	<b>President/Vice President Secretary/Treasurer</b>	<b>1420 Gondola Park Drive Venice, Florida 34292</b>

**DIRECTOR(S)**

NAME	SPECIFIC ADDRESS
<b>SCOTT JOHNSTON</b>	<b>1420 Gondola Park Drive Venice, Florida 34292</b>

Dated this 23<sup>rd</sup> day of December, 2004.

By:

  
**SCOTT JOHNSTON**  
President

I HEREBY ACCEPT appointment as Resident Agent for SCOTT JOHNSTON,  
P.A.

By:   
SCOTT JOHNSTON

STATE OF FLORIDA  
COUNTY OF SARASOTA

Before me, the undersigned authority, personally appeared SCOTT JOHNSTON who is to me well known to be the person described in and who subscribed the above statement of registered office and registered agent, and he did freely and voluntarily acknowledge before me according to law that he made and subscribed the same for the uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and my official seal at Venice, in said County and State, this 23rd day of December, 2004.

  
NOTARY PUBLIC - STATE OF FLORIDA



Dawn R. Anspach  
MY COMMISSION # DD172950 EXPIRES  
January 24, 2007  
BONDED THRU TROY FAIN INSURANCE, INC.

(Print, type or stamp commissioned name of notary)

[✓ one only]

✓ Personally known

\_\_\_\_ Produced identification    Type of identification produced \_\_\_\_\_