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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

LAW OFFICES

WILLIAM G. MORRIS

WILLIAM G. MORRIS
ADMITTED IN FL, DC, VA

ROBERT E. ALLEN

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MARCO OFFICE
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NAPLES OFFICE
8821 E. TAMiami TRAIL
NAPLES, FL 34113
TEL (239) 775-6020

August 1, 2007

Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301
via federal express

Re: Patrick M. Wagor, P.A.
Filing of Articles of
Incorporation

Dear Sir or Madam:

Enclosed are an original and (1) one copy and a check in the amount of \$70.00 for filing fee for the Articles of Incorporation for:

Patrick M. Wagor, P.A.
1414 Jamaica Road
Marco Island, FL 34145
(239) 642-3411

If there are any questions please call my office (239) 642-6020.

Sincerely,

William G. Morris

WGM/sam
Enclosures

ARTICLES OF INCORPORATION
OF
PATRICK M. WAGOR, P.A.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, a duly licensed real estate salesperson and acting as incorporator of a corporation under the Professional Service Corporation Act, adopts the following Articles of Incorporation for such corporation:

FIRST: The name of the corporation is PATRICK M. WAGOR, P.A.

SECOND: The period of duration of the corporation is perpetual.

THIRD: The general purpose for incorporation and nature of the business to be transacted by the corporation is:

(a) To engage in every phase and aspect of the business of rendering the same professional services to the public that a Realtor, duly licensed under the laws of the State of Florida, is authorized to render, but such professional services shall be rendered only through officers, employees and agents who are duly licensed under the laws of the State of Florida.

(b) To invest the funds of the corporation in real estate, mortgages, stocks, bonds, or any other type of investment, and to own real or personal property necessary for the rendering of professional Realtor services.

(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 on any lawful pursuit necessary or incidental to the accomplishment of the purposes or the attainment of the objects of the furtherance of such purpose or purposes or objects of the corporation.

(d) To enter into, for the benefit of its employees, one or more of the following: (1) a pension plan; (2) a profit-sharing plan, (3) a stock bonus plan, (4) a thrift and savings plan, (5) a restricted stock option plan, or (6) other retirement or incentive compensation plans.

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.

FOURTH: Authorized Shares:

Number. The aggregate number of shares that the corporation shall have the authority to issue is 1,000 shares of Capital Stock with a par value of \$1.00 per share.

Stated capital. The sum of the par value of all shares of Capital Stock 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 corporation.

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

FIFTH: The initial address in Florida of the initial registered office of the corporation is 1414 Jamaica Road, Marco Island, Florida 34145 and the name of the initial registered agent at such address is Patrick M. Wagor.

SIXTH: The principal office of the corporation, if known, or its mailing address is 1414 Jamaica Road, Marco Island, Florida 34145

SEVENTH: The initial board of directors shall consist of one (1) member. Members of the Board of Directors need not be residents of Florida but must be a shareholder of the corporation.

EIGHTH: The names and address of the person who shall serve as director until the first annual meeting of shareholders, or until successors shall have been elected and qualified is as follows:

Name	Number and Street	City	State	Zip Code
Patrick M. Wagor	1414 Jamaica Road	Marco Island,	FL	34145

NINTH: The name and address of the initial incorporator and subscriber, who is a duly licensed real estate salesperson, the number of shares he agrees to take and the value of consideration therefor are as follows:

Name & Address	Number of Shares	Consideration
Patrick M. Wagor 1414 Jamaica Road Marco Island, Florida 34145	100	\$100

TENTH: The shareholders shall have the power to adopt, amend, alter, change or repeal the articles of incorporation when proposed and approved at a stockholders meeting, with not less than a majority vote of the common stock, with the exception of Article Eleventh, which shall require unanimous vote for change.

ELEVENTH: Stock transfer restrictions may be adopted and amended by unanimous vote of the initial directors prior to issuance of stock, and thereafter by the unanimous approval of shareholders.

TWELFTH: 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 of the share of the stock of this corporation as may be issued for money from time to time, in addition to that stock authorized and issued by the corporation. The preemptive right of any stockholder is determined by the ratio of the authorized and issued shares of common stock held by the holder to all shares of common stock currently authorized and issued.

IN WITNESS WHEREOF, the undersigned has made and subscribed these articles of incorporation at Marco Island, Florida on the 19 day of July, 2007.



Patrick M. Wagor, Incorporator

I am familiar with applicable requirement of Florida Law. The undersigned does hereby accept appointment as registered agent for this corporation. I will discharge all the duties of the

I am familiar with applicable requirement of Florida Law. The undersigned does hereby accept appointment as registered agent for this corporation. I will discharge all the duties of the position in accommodation with Florida Law.


Patrick M. Wagor, Registered Agent

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