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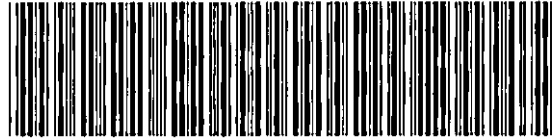
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SUBJECT: WOERNER REAL PROPERTY, INC

(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
Filing Fee

☐ \$78.75
Filing Fee
& Certificate of Status

☒ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate of
Status

ADDITIONAL COPY REQUIRED

1 additional certified
copy - \$8.75

FROM: Emmett Mitchell, IV

Name (Printed or typed)

115 East Park Avenue, Suite 1

Address

Tallahassee, FL 32312

City, State & Zip

850-681-1029

Daytime Telephone number

jr@panzco.com

E-mail address: (to be used for future annual report notification)

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

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**ARTICLES OF INCORPORATION
OF
WOERNER REAL PROPERTY, INC.
(a Florida corporation)**

Pursuant to the authority of the Florida Business Corporation Act, Chapter 607, *Florida Statutes* (the "FBCA"), the following Articles of Incorporation of WOERNER REAL PROPERTY, INC. are hereby adopted by the undersigned incorporator.

ARTICLE I - NAME

The name of the corporation is WOERNER REAL PROPERTY, INC. (hereinafter called the "Corporation").

ARTICLE II – PRINCIPAL OFFICE AND REGISTERED AGENT

The street address of the initial principal place of business of the Corporation is 818 N. McKenzie Street, Foley, AL 36535, and its initial mailing address is P.O. Box 2016, Foley, AL 36536. Such principal place of business and mailing address of the Corporation may be changed to such addresses and cities within or without the state of Florida as may be designated by the Board of Directors of the Corporation (the "Board of Directors") from time to time. The initial registered office and the name and address of the Corporation's initial registered agent in the state of Florida, whose Acceptance of Appointment as Registered Agent is attached hereto, is Joseph R. Panzl, Esq., 700 W. Morse Boulevard, Suite 200, Winter Park, FL 32789.

ARTICLE III - PURPOSE

The Corporation was formed to, may, and is intended to, engage in any lawful act or activity for which corporations may be organized under the FBCA, including, without limitation, the ownership and control of real and personal property, tangible and intangible.

ARTICLE IV - CAPITAL STOCK

The maximum number of shares of capital stock which the Corporation is authorized to have outstanding is ten thousand (10,000) shares, five thousand (5,000) of which shall be Class A Voting Common Shares with a par value of one cent (\$0.01) per share, and five thousand (5,000) of which shall be Class B Non-Voting Common Shares with a par value of one cent (\$0.01) per share. The Class A Voting Common Shares and the Class B Non-Voting Common Shares shall be equal in all respects, including rights to distributions and other rights, except that the Class B Non-Voting Common Shares shall have no voting rights except such voting rights as may be required by the FBCA for non-voting shares.

ARTICLE V - BOARD OF DIRECTORS

The Board of Directors shall consist of not fewer than one (1) nor more than five (5) members. The number of directors constituting the Board within these limits may be fixed, and increased or decreased, from time to time as provided in the Bylaws of the Corporation. All corporate powers shall be exercised by or under the authority of, and the business and affairs of the Corporation shall be managed under the direction of, the Board of Directors. Members of the

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JACKSONVILLE, FLORIDA

Board of Directors must be natural persons who are at least eighteen (18) years of age but need not be residents of Florida or shareholders of the Corporation.


ARTICLE VI - AMENDMENTS TO ARTICLES OF INCORPORATION

The Corporation reserves the right to alter, amend, or repeal any provision contained in these Articles of Incorporation, or any amendment thereto, in the manner provided in the FBCA (as the same exists or may hereafter be amended), and any and all rights conferred upon the shareholders as shareholders of the Corporation are expressly subject to this reservation.

ARTICLE VII - INCORPORATOR

The name and address of the Incorporator of the Corporation is Joseph R. Panzl, Esq., 700 W. Morse Boulevard, Suite 200, Winter Park, FL 32789.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation on the 25th day of September, 2017.



JOSEPH R. PANZL, ESQ.,
Incorporator

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ACCEPTANCE BY REGISTERED AGENT

The undersigned, **Joseph R. Panzl, Esq.**, as registered agent appointed in accordance with the foregoing Articles of Incorporation, does hereby accept such appointment, and does hereby state that he is familiar with, and accepts, the obligations imposed pursuant to §607.0501 and §607.0505 of the Florida Business Corporation Act.


JOSEPH R. PANZL, ESQ.

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