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FLORIDA PROFIT/NON PROFIT CORPORATION
SAKE Development, Inc.

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Page Count	05
Estimated Charge	\$70.00

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T. SCOTT
OCT 31 2022

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ARTICLES OF INCORPORATION
OF
SAKE DEVELOPMENT, INC.

FILED
2022 OCT 28 AM 10:00
CLERK AND/OR VIDEO
FRANCHISING
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a corporation under the Florida General Corporation Act, does hereby adopt the following Articles of Incorporation:

ARTICLE 1
NAME

The name of the Corporation is: SAKE Development, Inc. The address of the principal office of this corporation shall be 2025 Porter Lake Drive, Sarasota, FL 34240 and the mailing address will be 2025 Porter Lake Drive, Sarasota, FL 34240.

ARTICLE 2
DURATION

The duration of the Corporation is perpetual.

ARTICLE 3
PURPOSE

The general purposes for which the Corporation is organized are the following:

A. To engage in and transact any lawful business for which corporations may be incorporated under the Florida General Corporation Act. No other purpose limits this general purpose in any way.

B. To do such other things as are incidental to the purposes of the Corporation or necessary or desirable in order to accomplish them.

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**ARTICLE 4
CAPITAL STOCK**

The aggregate number of shares which the Corporation is authorized to issue is 1,000 shares of common stock. Such shares shall be of a single class and shall have a par value of \$1.00 per share.

**ARTICLE 5
INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial Registered Office of the Corporation is 2750 Ringling Boulevard, Suite 3, Sarasota, FL 34237, and the name of its initial Registered Agent at that address is Robert P. Scheb.

**ARTICLE 6
INITIAL BOARD OF DIRECTORS**

The number of Directors constituting the initial Board of Directors is one (1). The number of Directors may be increased or decreased from time to time in accordance with the Bylaws but shall never be less than one (1). The name and address of the initial Director of the Corporation is as follows:

STEVEN S. SCHWARTZ
2025 Porter Lake Drive
Sarasota, FL 34240

**ARTICLE 7
INCORPORATOR**

The name and address of the Incorporator is as follows:

ROBERT P. SCHEB
2750 Ringling Boulevard, Suite 3
Sarasota, FL 34237

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ARTICLE 8 AMENDMENT

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and any right conferred upon the Shareholders is subject to this reservation.

ARTICLE 9 INDEMNIFICATION

The Corporation shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by law.

ARTICLE 10 PREEMPTIVE RIGHTS

Each Shareholder of the Corporation shall have the right to purchase, subscribe for, or receive a right or rights to purchase or subscribe for, at the price for which it is offered to others, that Shareholder's pro rata portion of the following:

A. Any stock of any class that the Corporation may issue or sell, whether or not exchangeable for any stock of the Corporation of any class or classes, and whether or not of unissued shares authorized by the Articles of Incorporation as originally filed or by any amendment thereof or out of shares of stock of the Corporation acquired by it after the issuance thereof, and whether issued for cash or other consideration; or

B. Any obligation that the Corporation may issue or sell which is convertible into or exchangeable for any stock of the Corporation of any class or classes, or to which is attached or pertinent any warrant or warrants or other instruments conferring on the holder the right to subscribe for or purchase from the Corporation any shares of its stock of any class or classes.

This right shall be deemed waived by any Shareholder who does not exercise it and pay for the shares preempted within thirty (30) days after receipt of written notice from the Corporation stating the price, terms and conditions of the issue of shares and inviting the Shareholder to exercise this preemptive right. This right may also be waived by a written waiver signed by the Shareholder.

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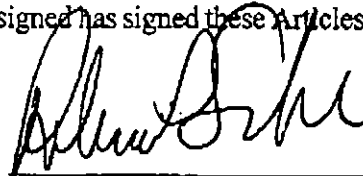
ARTICLE 11
STOCK TRANSFER RESTRICTIONS

Shares held by each Shareholder may not be sold or otherwise transferred to other persons unless first offered to this Corporation or to the remaining Shareholders in proportion to their shares. The price, terms and other provisions regarding this restriction may be specified by written agreement among the Shareholders, which agreement may expand this Article and which may also include the Corporation as a party.

ARTICLE 12
RIGHTS OF INITIAL DIRECTORS

The initial Director shall have the right to be a Director of the Corporation as long as that respective Director is a Shareholder of the Corporation. By acquiring stock in this Corporation, each Shareholder agrees to abide by this right and to elect the initial Director named in these Articles of Incorporation to the office of Director as long as that Director is a Shareholder of the Corporation. This Article may not be amended in any way without the written consent of the initial Director who is a Shareholder of the Corporation at the time of the amendment.

IN WITNESS WHEREOF, the undersigned has signed these Articles of Incorporation on this 28th day of October, 2022.




ROBERT P. SCHEB

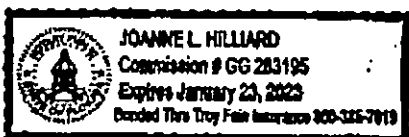
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 28th day of October, 2022, by ROBERT P. SCHEB, who is personally known to me.

Physical Presence X
Remote Notarization


JOANNE L. HILLIARD
Notary Public--State of Florida

My Commission Expires:



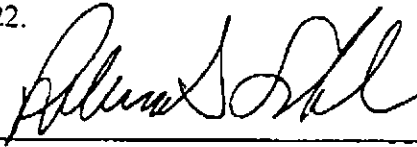
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ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of SAKE Development, Inc., which is contained in the foregoing Articles of Incorporation, and is familiar with, and accepts the obligations of that position.

DATED this 28th day of October, 2022.

A handwritten signature in black ink, appearing to read "Robert P. Scheb", is written over a horizontal line.

ROBERT P. SCHEB
Registered Agent

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