

P9500003558

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
95 JAN 11 PM 1:09

LEO A. KOSKI

(Requestor's Name)

11906 169th Ct n

(Address)

JUPITER, FL ## 33478

(City, State, Zip)

(Phone #)

OFFICE USE ONLY

800001376768  
-01/11/95--01/24--020  
\*\*\*\*122.50 \*\*\*\*122.50

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. \_\_\_\_\_  
(Corporation Name) (Document #)
2. \_\_\_\_\_  
(Corporation Name) (Document #)
3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

- ☐ Walk in ☐ Pick up time \_\_\_\_\_ ☐ Certified Copy  
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

510

Examiner's Initials

ARTICLES OF INCORPORATION  
OF  
JUPITER FARMS REALTY, INC.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
95 JAN 11 PM 1:09

THE UNDERSIGNED SUBSCRIBER, acting as Incorporator of a corporation (hereinafter referred to as the "CORPORATION"), under the provisions of the Statutes of the State of Florida, does hereby make, subscribe, acknowledge and file the following Articles of Incorporation.

ARTICLE 1.

1.1) Name: The name of the Corporation is: Jupiter Farms Realty, Inc.

ARTICLE 2.

2.1) Purposes: The Corporation may engage in any activity or business permitted under the laws of the United States and of the State of Florida.

ARTICLE 3.

3.1) Number of Authorized Shares: The aggregate number of shares of capital stock which the Corporation shall have authority to issue is One Thousand Shares (1,000) of Common Stock of a par value of One Dollar (\$1.00) per share.

3.2) Payment for Shares: The consideration for the issuance of shares of capital stock of the Corporation may be paid, in whole or in part, in money, or in other property tangible, intangible, or in labor or services actually performed for the Corporation. When payment of the consideration for which such shares are to be issued shall have been received by the Corporation, such shares shall be deemed to be fully paid and non-assessable. In the absence of fraud in the transaction, the judgement of the Board of Directors or the Stockholders, as the case may be, as to the value of the consideration received for such shares shall be conclusive.

3.3) Dividends: The holders from time to time of shares of capital stock of the Corporation shall be entitled to receive when and as declared by the Board of Directors, from the net earnings or from the surplus of the assets over the liabilities including capital of the Corporation, but not otherwise, dividends payable in cash, in property or in shares of capital stock of the Corporation.

3.4) To Whom Shares May Be Sold: Any shares of capital stock of any description of the Corporation may be issued, sold or otherwise disposed of by it from time to time to such persons, firms, organizations, associations, corporations or other legal entities, and upon such terms and conditions, as the Board of Directors of the Corporation may from time to time determine.

3.5) Preemptive and Similar Rights: No holder or owner of capital stock of the Corporation or other securities of the Corporation may be convertible into or evidence the right to acquire shares of capital stock of the Corporation shall have any preferential or preemptive right whatsoever to purchase any additional shares of capital stock of the Corporation whether such shares be issued for cash, property, services or otherwise.

#### ARTICLE 4.

4.1) Initial Capital: The amount of capital with which the Corporation will begin business shall be not less than Five Hundred Dollars (\$500.00).

#### ARTICLE 5.

5.1) Period of Duration: The Corporation is to have perpetual existence.

#### ARTICLE 6.

6.1) Address: The street address of the principal office of the Corporation in the State of Florida is 9260 Indiantown Road, Suite 9, Jupiter, Florida 33478. The Board of Directors may from time to time move the principal office to any other address in Florida.

#### ARTICLE 7.

##### Data Respecting Directors

7.1) Initial Board of Directors: The first Board of Directors of the Corporation shall consist of two members who need not be residents of the State of Florida or stockholders of the Corporation.

7.2) Names and Addresses: The names and street address of the members of the first Board of Directors who shall hold office until the first annual meeting of stockholders or until their successors shall have been elected or appointed and have qualified, are:

Leo A. Koski

Louise M. Koski

9260 Indiantown Road, Suite 9

9260 Indiantown Road, Suite 9

Jupiter, FL 33478

Jupiter, FL 33478

#### ARTICLE 8.

8.1) Subscribers: The name and street address of the subscriber to these articles of Incorporation is:

##### Name

##### Address

Leo A. Koski

9260 Indiantown Road, Suite 9

Jupiter, FL 33478

ARTICLE 9.  
PROVISIONS FOR REGULATION OF  
THE INTERNAL AFFAIRS OF THE  
CORPORATION

9.1) Meetings of the Stockholders: Meetings of the stockholders of the Corporation may be held at such place, either within or without the State of Florida, as may be provided by the By-Laws. In the absence of any such provisions, all meetings shall be held at the principal office of the Corporation.

9.2) Meetings of Directors: Meetings of the Board of Directors of the Corporation, annual, regular, or special, may be held either within or without the State of Florida.

9.3) By-Laws: The initial By-Laws of the Corporation shall be adopted by its Board of Directors. The power to alter, amend or repeal the By-Laws, or to adopt new By-Laws, shall be vested in the Board of Directors. The By-Laws may contain any provisions for the regulation, management and government of the business, affairs and property of the Corporation not inconsistent with the Laws of the State of Florida, or these Articles of Incorporation.

9.4) Interest of Directors in Contracts: Any contract or other transaction between the Corporation and one or more of its directors, or between the Corporation and any firm, organization, association, corporation or other legal entity of which one or more of its directors are stockholders, members, directors, officers or employees, or in which he or they are otherwise interested, shall be valid for all purposes, notwithstanding the presence of such director or directors at the meeting of the Board of Directors of the Corporation which acts upon, or in reference to, such contract or transaction, and notwithstanding his or their participation on such action, if the fact of such interest shall be disclosed or known to the Board of Directors and the Board of Directors shall, nevertheless, authorize, approve or ratify such contract or transaction by a vote of a majority of the directors present, such interested director or directors to be counted in determining whether a quorum is present, but not to be counted in calculating the majority necessary to carry such vote. This provision shall not be construed to invalidate any contract or other transaction which would otherwise be valid under the common and statutory law applicable thereto.

ARTICLE 10.

10.1) Amendments to Articles of Incorporation: The Corporation reserves the right from time to time to amend, alter or repeal, or to add any provisions to its Articles of Incorporation (as now constituted or hereafter amended) in any manner now or hereafter prescribed or permitted by Florida Statutes, or any amendment thereto on all rights conferred upon stockholders by these Articles of Incorporation (as now constituted or hereafter amended) are granted subject to this reservation.

LEO A. KOSKI

by: *Leo A. Koski*

STATE OF FLORIDA           )  
COUNTY OF PALM BEACH    ) SS:

I HEREBY CERTIFY that of this day, before me, a Notary Public duly authorized to take acknowledgements, personally appeared LEO A. KOSKI well known to me and who produced a driver's license as identification, described as incorporator and subscriber who made, subscribed and acknowledged before me that he acknowledged executing the same freely and voluntarily under authority duly invested in him.

WITNESS my hand and official seal in the County and State last aforesaid this 7 day of January, 1995.

*LH.*

*Luke Edward Henderson*

NOTARY PUBLIC

STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: *Nov 17, 1997*



LUKE EDWARD HENDERSON  
My Commission CC331085  
Expires Nov. 17, 1997

(RAISED SEAL)

CERTIFICATE DESIGNATING PLACE OR BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS  
WITHIN FLORIDA, NAMED AGENT UPON WHOM PROCESS MAY BE SERVED.

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS  
SUBMITTED:

FIRST--THAT JUPITER FARMS REALTY, INC.  
(NAME OF CORPORATION)

DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS  
PRINCIPAL PLACE OF BUSINESS AT CITY OF JUPITER, STATE OF FLORIDA, HAS NAMED LEO A.  
KOSKI LOCATED AT 11906 169TH COURT N., CITY OF JUPITER, STATE OF FLORIDA, AS ITS  
AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE: Leo A. Koski  
(CORPORATE OFFICER)

TITLE: PRESIDENT

DATE: 1/9/95

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED  
CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN  
THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES  
RELATIVE TO PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE: Leo A. Koski  
(RESIDENT AGENT)

DATE: 1/9/95

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATE AFFAIRS  
95 JAN 11 PM 1:09



June 23, 1995

Secretary of State  
Department of Corporation  
Attn: Karen Gibson  
P.O. Box 6327  
Tallahassee, FL 32314

Re: Jupiter Farms Realty, Inc.  
Document No. P95000003558  
Established: 1/13/95

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-06/30/95--01044--006  
\*\*\*\*\*35.00 \*\*\*\*\*35.00

FILED  
95 JUN 28 PM 2:05  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Dear Ms. Gibson,

This letter is to notify the Department of Corporation that I, Louise Koski, would like to resign my name from the Corporation known as Jupiter Farms Realty, Inc. Thus leaving Leo A. Koski as the sole officer and director of the Corporation.

Please find enclosed check # 3123, in the amount of \$35.00 to cover the resignation fee.

This resignation takes place today, this 23rd day of June, 1995.

If you have any questions, please feel free to call me at (407) 747-0510.

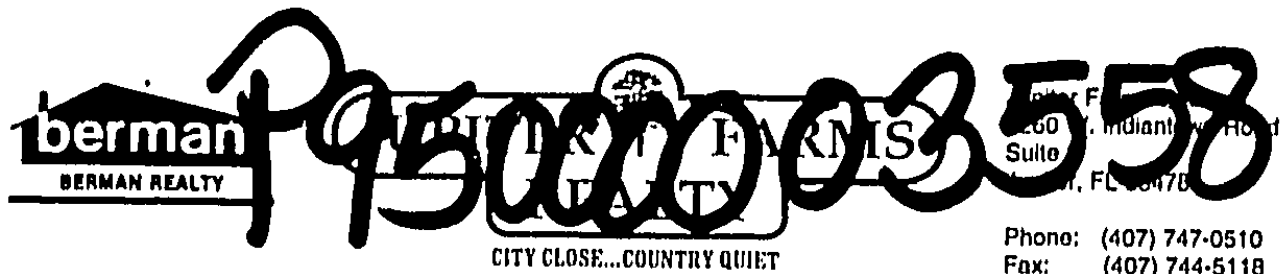
Sincerely,

Louise Koski



Jupiter Farms Realty  
9260 W. Indiantown Rd.  
Suite 9  
Jupiter, FL 33478

dd Res  
KR  
6/26



June 23, 1995

Secretary of State  
Department of Corporation  
Attn: Karen Gibson  
P.O. Box 6327  
Tallahassee, FL 32314

Re: Jupiter Farms Realty, Inc.  
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Sincerely,

*Louise Koski*

Louise Koski



Jupiter Farms Realty  
9260 W. Indiantown Rd.  
Suite 9  
Jupiter, FL 33478

*dd Res*  
*KRB*  
*6/28*