

# P95000030259

## TRANSMITTAL LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

ENCLOSURE 14125749  
04/13/95 10:05 - 002  
\*\*\*122.50 \*\*\*122.50

SUBJECT: JFS REALTY CORPORATION  
(Proposed corporate name - must include suffix)

Enclosed is an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00    ☐ \$78.75    ☒ \$122.50    ☐ \$131.25

FROM: JAMES F. SPORRER  
Name (printed or typed)  
5910 PATIO DR  
Address  
BOCA RATON, FL 33433  
City, State & Zip  
407-998-7000  
Daytime Telephone number

95 APR 13 PM 1:10  
TALLAHASSEE, FL  
STATE  
DIVISION OF CORPORATIONS

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

# ARTICLES OF INCORPORATION OF

JFS REALTY CORPORATION

*The undersigned incorporator(s), for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopt(s) the following Articles of Incorporation.*

## ARTICLE I NAME

The name of the corporation shall be: JFS REALTY CORPORATION

## ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

3200 N. MILITARY TRAIL 3rd. FLOOR  
BOCA RATON, FL 33431

## ARTICLE III SHARES

The number of shares of stock that this corporation is authorized to have outstanding at any one time is:

50

## ARTICLE IV INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and address of the initial registered agent is: JAMES F. SPORRER  
5910 PATIO DR  
BOCA RATON, FL 33433

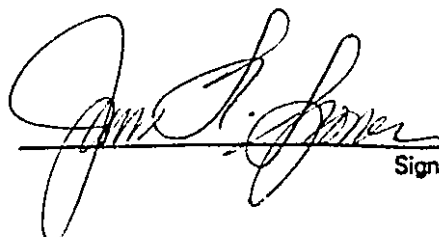
**ARTICLE V INCORPORATOR(S)**

The name(s) and street address(es) of the incorporator(s) to these Articles of Incorporation is(are):

PRESIDENT: JAMES F. SPORRER  
5910 PATIO DR  
BOCA RATON, FL 33433

The undersigned incorporator(s) has(have) executed these Articles of Incorporation this

10 day of APRIL 1995.

 / PRESIDENT  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Signature

# CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 607.0501 or 617.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is: JFS REALTY CORPORATION

2. The name and address of the registered agent and office is:

JAMES F. SPORRER

(Name)

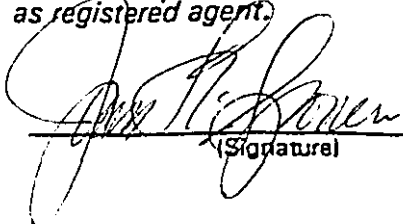
5910 PATIO DR

(P.O. Box not acceptable)

BOCA RATON, FL 33433

(City/State/Zip)

*Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.*

  
(Signature)

04-10-95

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Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

SUBJECT: JFS REALTY CORPORATION  
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FILED  
95 APR 13 PM 12:11  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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Commercial Real Estate  
Luxury Residential  
Resort Condominiums  
Property Management  
Consulting

June 17, 1996

Florida Dept. of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

Greetings:

Your correspondence was delivered to our previous address and received in our office today. We shall very much appreciate your changing your records immediately to reflect our current address as follows:

**James F. Sporrer**  
**JFS Realty Corporation**  
**1200 N. Federal Highway**  
**Suite 200**  
**Boca Raton, FL 33432**

Thank you for making this change promptly so that we receive future correspondence directly without the forwarding delay.

Sincerely,

*C. Cullen*

Administrative Assistant to  
James F. Sporrer

Enclosure: Business Card  
cac

**JFS Realty Corp.**  
Spanish River Plaza • 500 N.E. Spanish River Blvd. • Suite #19 • Boca Raton, Florida 33431 • Tel. (407) 368-4228 • Fax (407) 368-5490  
James F. Sporrer, Licensed Real Estate and Mortgage Broker