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## TRANSMITTAL LETTER

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

SUBJECT:

Sweet Realty, Inc.

(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  
Filing Fee

☒ \$78.75  
Filing Fee  
& Certificate

☐ \$122.50  
Filing Fee  
& Certified Copy

☐ \$131.25  
Filing Fee,  
Certified Copy  
& Certificate

Additional Copy Required

FROM:

Joann Sweet

Name (printed or typed)

921 NW Eighth Ave

Address

Fort Lauderdale FL 33311

City, State & Zip

954-370-7088

Daytime Telephone number

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

97 MAR 24 PM 1:14

FLORIDA STATE  
DIVISION OF  
CORPORATIONS

9/3/97

**ARTICLES OF INCORPORATION  
OF**

**SWEET REALTY, INC.**

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
97 MAR 24 PM 1:14

THE UNDERSIGNED, for the purpose of forming a corporation for profit pursuant to Chapter 607, Florida Statutes, does hereby adopt the following Articles of Incorporation:

**ARTICLE I  
NAME OF CORPORATION**

The name of this Corporation shall be:

**SWEET REALTY, INC.**

**ARTICLE II  
GENERAL NATURE OF BUSINESS**

The general nature of the business to be transacted by this Corporation shall be to engage in any and all lawful business permitted under the laws of the United States and the State of Florida.

**ARTICLE III  
CAPITAL STOCK**

A. The total authorized capital stock of this Corporation is five hundred (500) shares of Common Stock, no par value per share.

B. Every shareholder, upon the sale for cash of any new stock of this Corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE IV  
TERM OF EXISTENCE

This Corporation shall exist perpetually.

ARTICLE V  
ADDRESS OF PRINCIPAL OFFICE IN THIS STATE

The initial street address of the principal office of this Corporation in the State of Florida is 921 NW Eight Avenue, Fort Lauderdale, Florida 33311. The mailing address of this corporation shall be 921 NW Eight Avenue, Fort Lauderdale, Florida 33311. The Board of Directors may from time to time move the principal office to another address in Florida.

ARTICLE VI  
NUMBER OF DIRECTORS

This Corporation shall have not less than one (1) Director.

**ARTICLE VII**  
**FIRST BOARD OF DIRECTORS**

The names and street addresses of the initial members of the Board of

Directors are:

Name: Joann Sweet Title: President  
Address: 14620 Cedar Creek Dr, Davie FL 33325

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Address: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Address: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Address: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Address: \_\_\_\_\_

**ARTICLE VIII**  
**INCORPORATOR**

The name and street address of the incorporator to these Articles, as well as the person signing these Articles of Incorporation is Joann M. Sweet, whose address is 921 NW Elgth Avenue, Fort Lauderdale, Florida 33311.

**ARTICLE IX**  
**INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this Corporation is Joann M. Sweet, and the name of the initial registered agent of this Corporation

at that address is 921 NW Elgth Avenue, Fort Lauderdale, Florida 33311.

Pursuant to the Florida Statute 607.0501(3) a written acceptance is attached.

#### **ARTICLE X POWERS**

The corporation shall have all the powers enumerated in the Florida Business Corporation Act.

#### **ARTICLE XI INDEMNIFICATION**

Provided the person proposed to be indemnified is not shown to have not satisfied the requisite standard of conduct for permissive indemnification by a corporation as specifically set forth in the applicable provisions of the Florida Business Corporation Act (currently, Sections 607.0850(1) and (2) of the Florida Statutes), as may be amended from time to time, this corporation shall indemnify it officers and directors, and may indemnify its employees and agents, from and against any and all of the expenses or liabilities incurred in defending a civil or criminal proceeding, or other matters referred to in or covered by said provisions, including advancement of expenses prior to the final disposition of such proceedings and amounts paid in settlement of such proceedings, both as to action in their official capacity and as to action in any other capacity while an officer, director, employee or agent. The indemnification provided herein shall

not be deemed exclusive of any other rights to which those indemnified may be entitled under any Bylaw, agreement, vote of shareholders or disinterested directors or otherwise. The indemnification provided herein shall continue as to a person who has ceased to be a director, officer, employee, or agent, and shall inure to the benefit of the heirs, the personal and other legal representatives of such person, and an adjudication of liability shall not affect the right to indemnification for those indemnified.

#### **ARTICLE XII** **AMENDMENT**

The corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholder(s) is subject to this reservation.

#### **ARTICLE XIII** **BY-LAWS**

The By-Laws may be adopted, altered, amended, or repealed by either the shareholders or the Board of Directors may not amend or repeal any By-Law adopted by shareholders If the shareholders specifically provide such By-Law is not subject to amendment or repeal by the directors.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20

   day day of March, 1997.

Joann M Sweet  
Joann M. Sweet, Incorporator

STATE OF FLORIDA       )  
                                  ) SS:  
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me this 20 day of March, 1997, by as incorporator to these Articles, who is personally known to me or who has produced a driver license as identification and who did take an oath.

My Commission Expires:

Cheryl L.A. Freeman  
NOTARY PUBLIC, State of Florida  
Print name: CHERYL L.A. FREEMAN  
Title: \_\_\_\_\_

[SEAL]

OFFICIAL NOTARY SEAL  
CHERYL L.A. FREEMAN  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC458459  
MY COMMISSION EXP. MAY 10, 1999

**CERTIFICATE DESIGNATING REGISTERED OFFICE  
FOR THE SERVICE OF PROCESS WITHIN FLORIDA,  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

FILED  
SECRETARY OF STATE  
CORPORATIONS  
97 MAR 24 PM 1:14

PURSUANT TO THE PROVISIONS OF SECTION 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/AGENT, IN THE STATE OF FLORIDA:

**SWEET REALTY, INC.**, a corporation being organized under the laws of the State of Florida, designates as its registered agent and office as **Joann M. Sweet**, whose address is **921 NW Elgth Avenue, Fort Lauderdale, Florida 33311**, as its agent to accept service of process within the State of Florida.

**ACKNOWLEDGMENT:**

Having been named registered agent and to accept service of process for **SWEET REALTY, INC.** at the place designated in this Certificate, i hereby accept the appointment and agree to act in such 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. In compliance with Section 48.091, Florida Statutes, I agree to comply with the provisions of said Act with respect to keeping such office open.

By: Joann M. Sweet  
**Joann M. Sweet**  
**REGISTERED AGENT**