

LAW OFFICES  
**GEORGE ELIAS, JR.**  
PROFESSIONAL ASSOCIATION  
GOVERNMENT RELATIONS CONSULTANT

GEORGE ELIAS, JR.  
MEMBER OF THE BAR  
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**P98000051534**  
June 1, 1998

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

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-06/08/98--01022--014  
\*\*\*122.50 \*\*\*122.50

Re: Corporate Formation -  
JohnPat, Inc.

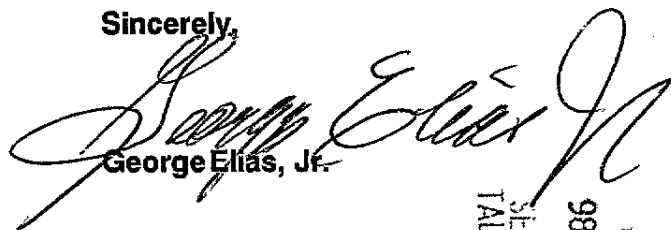
Dear Sir or Madam:

Enclosed please find an original and one copy of the Articles of Incorporation for the above-referenced entity together with our Firm check in the amount of \$122.50 representing:

Filing Fee	\$ 35.00
Registered Agent Fee	35.00
Certified Copy	<u>52.50</u>
Total	\$ 122.50

Please return a certified copy of the Articles of Incorporation of the Corporation in the self-addressed, stamped envelope enclosed for your convenience.

Sincerely,

  
George Elias, Jr.

GE/mld  
Enclosures

F. OESSER JUN 9 1998

FILED  
98 JUN -8 PM 2:19  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**  
**OF**  
**JOHN PAT, INC.**

FILED  
98 JUN - 8 PM 2:19  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned incorporator, for the purpose of forming a corporation under Chapter 607, Florida Statutes, hereby adopts the following Articles of Incorporation:

**ARTICLE I**  
**NAME**

The name of this corporation shall be:

**JOHN PAT, INC.**

The address of the principal office of this corporation shall be, and the mailing address shall be 10295 Collins Avenue, #705N, Bal Harbour, FL 33154.

**ARTICLE II**  
**DURATION**

The Corporation shall have perpetual existence, and its existence shall commence at the date and time of filing of these Articles of Incorporation by the Department of State of the State of Florida.

**ARTICLE III**  
**PURPOSE**

The general purpose or purposes for which this corporation is organized shall include but not be limited to acquire by purchase, lease, gift, devise, or otherwise, and to own, use, hold, sell, convey, exchange, lease, mortgage, work, improve, develop, divide, and otherwise handle, deal in, and dispose of real estate, real property, and any interest or right therein, whether as principal, agent, broker, or otherwise, and to own, manage, operate, service, equip, furnish, alter, and keep in repair dwellings, apartment houses, hotel, office buildings, and real and personal property of every kind, nature, and description, whether as principal, agent, broker, or otherwise, and generally to do anything and everything necessary and proper and to the extent permitted by law in connection with the owning, managing, leasing, and operation real and personal property of any and all kinds; and to undertake activities and do anything permitted by law.

ARTICLE IV  
CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 100 shares of common stock having a par value of \$10 per share.

ARTICLE V  
INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of this corporation shall be 10295 Collins Avenue, #705N, Bal Harbour, FL 33154, and the initial registered agent shall be George Elias, Jr., 777 Brickell Avenue, Suite 1111, Miami, Florida 33131.

ARTICLE VI  
BOARD OF DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. The initial Board of Directors shall consist of three members. The number of directors may be increased or decreased from time to time as provided in the Bylaws, but in no case shall the number of directors be less than one. The names and addresses of the directors constituting the initial Board of Directors are:

<u>Name</u>	<u>Address</u>
John D. Wurzburger	10295 Collins Avenue, #705N Bal Harbour, FL 33154
Patricia W. Perkins	2179 N.E. 179 Street North Miami Beach, FL 33162
John B. Wurzburger	955 E. Causeway Boulevard Vero Beach, FL 32963

ARTICLE VII  
OFFICERS

The names and addresses of the initial officers of the corporation who shall hold office for the first year of the corporation, or until their successors are elected or appointed are:

<u>Name</u>	<u>Title</u>
John D. Wurzburger	President - Treasurer
John B. Wurzburger	Vice President
Patricia W. Perkins	Secretary

#### ARTICLE VIII INDEMNIFICATION

The corporation shall indemnify all officers and directors, and former officers and directors, to the fullest extent permitted by law as the law now exists or may be amended hereafter.

#### ARTICLE IX PREEMPTIVE RIGHTS

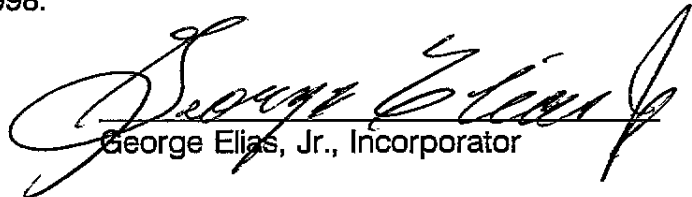
Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered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

#### ARTICLE X INCORPORATOR

The name and street address of the person signing these Articles of Incorporation is:

<u>Name</u>	<u>Address</u>
George Elias, Jr.	777 Brickell Avenue, Ste. 1111 Miami, FL 33131

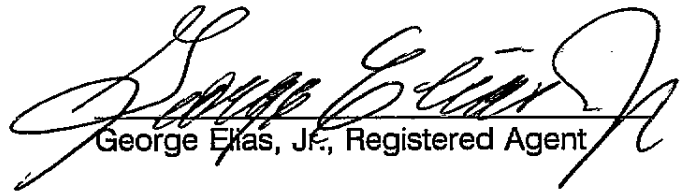
IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 1st day of June, 1998.

  
 George Elias, Jr., Incorporator

**ACCEPTANCE OF REGISTERED AGENT  
DESIGNATION IN ARTICLES OF INCORPORATION**

The undersigned acknowledges and accepts the appointment as registered agent contained in the foregoing Articles of Incorporation and agrees to act in that capacity and to comply with the provisions of the Florida Business Corporation Act. The undersigned is familiar with, and accepts the obligations of, §607.0505, Florida Statutes.

Date: June 1, 1998

  
George Elias, Jr., Registered Agent

FILED  
98 JUN -8 PM 2:19  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA