

P99000007360

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

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 JAN 20 AM 11:42

SUBJECT: JOHNSON & SAUNDERS REAL ESTATE, 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 of Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate of
Status

ADDITIONAL COPY REQUIRED

FROM: PHILIP E. JOHNSON
Name (Printed or typed)

6191 MULLIN STREET
Address

WEST PALM BEACH, FL 33418
City, State & Zip

(561) 575-4067
Daytime Telephone number

500002747515--6

-01/20/99--01039--005

*****70.00 *****70.00

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

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**ARTICLES OF INCORPORATION
OF**

JOHNSON & SAUNDERS REAL ESTATE, INC.

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We, the undersigned, do hereby associate ourselves together for the purpose of becoming a corporation under and pursuant to the laws of the State of Florida, providing for the information, liability, rights, privileges, and immunities of incorporations for profit, and for that purpose, do hereby certify, declare, and set forth as follows, to wit:

ARTICLE I

NAME: The name of this corporation shall be:

JOHNSON & SAUNDERS REAL ESTATE, INC.

ARTICLE II

NATURE OF BUSINESS: The general nature of the business to be transacted by this corporation is the transaction of any and all lawful business for which corporations may be incorporated in the state of Florida.

ARTICLE III

TERM OF EXISTANCE: This corporation shall exist perpetually unless sooner dissolved according to law.

ARTICLE IV

CAPITAL STOCK: The maximum number of shares of stock this corporation is authorized to have outstanding at one time is: One hundred (100) shares of common stock with a par value of one dollar (\$1.00) which shall be the consideration paid for each share.

ARTICLE V

INITIAL CAPITAL: The amount of capital with which this corporation shall commence business shall be One Hundred Dollars (\$100.00).

ARTICLE VI

PRINCIPLE OFFICE AND MAILING ADDRESS: The principle office and mailing address of said corporation shall be 6191 Mullin Street, West Palm Beach, Florida 33418.

ARTICLE VII

RESIDENT AGENT AND REGISTERED OFFICE: The Resident Agent of said corporation at the Registered Office shall be Philip E. Johnson, 6191 Mullin Street, West Palm Beach, Florida, 33418.

ARTICLE VIII

OFFICERS AND DIRECTORS: The names and post office addresses of the first directors of this corporation who shall hold office for the first year or until their successors are chosen shall be:

<u>NAME</u>	<u>ADDRESS</u>	<u>OFFICE</u>
Philip E. Johnson	6191 Mullin Street West Palm Beach, Fl 33418	President
Guy E. Saunders, III	3100 Caribb Way Lantana, Fl 33462	Secretary/Treasurer

The corporation shall have at least one and not more than five directors, and no person shall be required to own, or hold or control stock in the corporation as a condition precedent to holding any office in this corporation.

ARTICLE IX

STOCKHOLDERS' MEETING: The time and place of the Annual Stockholders' Meeting shall be fixed and prescribed for in the By-laws and notice of same shall be given in one of the methods provided by law. Any meeting of the stockholders may be within or without the state. Any stockholder may waive notice of the time, place and purpose of the meeting, either before or after such meeting.

ARTICLE X

SUBSCRIBERS: The names and post office addresses of the subscribers to these Articles of Incorporation, and the number of shares each agrees to take, are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>SHARES</u>
Philip E. Johnson	6191 Mullin Street West Palm Beach, Fl 33418	5 0
Guy E. Saunders, III	3100 Caribb Way Lantana, Fl 33462	5 0

The proceeds of the stock subscribed for will be at least as much as the amount necessary to begin the business.

ARTICLE XI

OFFICERS: The officers of this corporation shall be a President, a Secretary, and a Treasurer, and such other officers and agents as may be necessary. All officers and agents, and factors as may be deemed necessary, shall be chosen in such manner, hold their offices for such terms, a have such powers and duties as may be prescribed in the By-laws or determined by the Board of Directors.

Any person may hold two or more offices. This corporation reserves the right to amend, alter, change, or repeal any provision contained in these Articles of Incorporation in the manner now or hereafter prescribed by law and all rights conferred on stockholders herein are granted subject to this reservation.

ARTICLE XII

POWERS: This corporation shall have the following powers:

A. To have a corporate seal, which may be altered at pleasure, and to use the same by causing it, or a facsimile thereof, to be impressed, affixed, or any other manner reproduced.

B. To purchase, take, receive, lease or otherwise acquire, own, hold, improve, use and otherwise deal in and with, real property, or any interest therein wherever situated.

C. To sell, convey, mortgage, pledge, create a security interest in, lease, exchange, transfer, and otherwise dispose of all or any part of its property and assets.

D. To lend money to and use its credit to assist its officers and employees in accordance with Florida Statute 607. .

E. To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge, or otherwise use and deal in and with, shares or other interest in, or obligations of, other domestic or foreign corporations, associates, partnerships, or individuals, or direct or indirect obligations of the United States or of any other government, state, territory, governmental district, or municipality, or of any instrumentality thereof.

F. To make contracts and guarantees and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds, and secure any of its obligations by mortgage or pledge of all or any of its property, franchises, and income.

G. To lend money for corporate purposes, invest and reinvest its funds, and to take and hold real and personal property as security for the payment of the funds so loaned or invested.

H. To conduct its business, carry on the operations, and to have offices and exercise the powers granted by the Florida Statute 607, within or without this state.

I. To elect or appoint officers and agents of the corporation and define their duties and to fix their compensation.

J. To make and alter the By-laws, not inconsistent with these Articles of Incorporation, or laws of the State of Florida, for the administration and regulation of the affairs of the corporation.

K. To make donations for the public welfare or for charitable, scientific, or educational purposes.

L. To transact any lawful business which the Board of Directors shall find will be in aid of governmental policy.

M. To pay pensions and establish pension plans, profit sharing plans, stock bonus plans, stock option plans, and other incentive plans for any or all of its directors, officers and employees and for any or all of the directors, officers and employees of its subsidiaries.

N. To be a promoter, incorporator, partner, member, associate, or manager of any corporation, partnership, joint venture, trust or other enterprise.

O. To have and exercise all powers necessary or convenient to effect the purpose of the corporation.

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICES MAY BE SERVED.**

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said act:

First -- That **PHILIP E. JOHNSON, INC.** desiring to organize under the laws of the State of Florida with its principal office, as indicated in the articles of incorporation in the City of West Palm Beach, County of Palm Beach, State of Florida, has named Philip E. Johnson, located at

6191 Mullin Street, in the City of West Palm Beach, County of Palm Beach, State of Florida, as its agent to accept services of process within this state.

ACKNOWLEDGEMENT:

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

By: Philip E. Johnson

Resident Agent

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IN WITNESS WHEREOF, the undersigned subscribers have set their hand and seal
this 7TH day of JANUARY, 1999, for the sole purpose of forming this
corporation under the laws of the State of Florida, and they hereby make and file in the Office
of the Secretary of State of the State of Florida, these articles of Incorporation and certifies
that the facts herein are true.

Philip E. Johnson
Guy E. Saunders, III

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared PHILIP E. JOHNSON
and GUY E. SAUNDERS, III to me well known and known to be the persons described in and
who executed the forgoing Articles of Incorporation, and they acknowledge before me that
they executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal in the County
and State aforesaid, this 7th day of January, 1999.

Jeannine Kasmer
Notary public

My commission expires:



JEANNINE KASMER
My Commission CC504671
Expires Oct. 24, 1999