

**Electronic Articles of Incorporation  
For**

P25000010496  
FILED  
February 14, 2025  
Sec. Of State  
adjohnson

HERMAN & WELLS PROPERTY LLC

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

**Article I**

The name of the corporation is:

HERMAN & WELLS PROPERTY LLC

**Article II**

The principal place of business address:

5701 PARK BLVD.  
PINELLAS PARK, FL. 33781

The mailing address of the corporation is:

5701 PARK BLVD.  
PINELLAS PARK, FL. 33781

**Article III**

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

**Article IV**

The number of shares the corporation is authorized to issue is:

100

**Article V**

The name and Florida street address of the registered agent is:

HERMAN & WELLS, P.A.  
5701 PARK BLVD.  
PINELLAS PARK, FL. 33781

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: JASON HERMAN

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## Article VI

The name and address of the incorporator is:

CLIFFORD WELLS  
5701 PARK BLVD.

PINELLAS PARK, FL 33781

Electronic Signature of Incorporator: CLIFFORD WELLS

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

## Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P  
CLIFFORD K WELLS  
5701 PARK BLVD  
PINELLAS PARK, FL. 33781

Title: VP  
JASON A HERMAN  
5701 PARK BLVD.  
PINELLAS PARK, FL. 33781

## Article VIII

The effective date for this corporation shall be:

02/12/2025