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AMENDMENT TO CHARTER

OF THE SOUTHWESTERN TRACTION & POWER COMPANY.

UNITED STATES OF AMERICA, STATE OF LOUISIANA, PARISH OF ORLEANS, CITY OF NEW ORLEANS.

Be it known, that on this, the twenty-third day of the month of November, in the year of our Lord, one thousand nine hundred and eleven, and of the independence of the United States of America, the one hundred and thirty-sixth, before me, Alexis Brian, a notary public, duly commissioned and qualified within and for the parish of Orleans, state of Louisiana, and in presence of the witnesses hereinafter named and undersigned, personally came and appeared, Mr. F. W. Crosby and Mr. R. E. L. C. Ries, residents of the city of New Orleans, of full age, herein appearing and acting in their capacities as president and secretary-treasurer respectively of the SOUTHWESTERN TRACTION AND POWER COMPANY, a Louisiana corporation, domiciled in the city of New Orleans, organized originally by act before J. Marshal Quintero, notary public, on the 14th day of July, 1910, and pursuant to a resolution passed at a stockholders' meeting hereinafter mentioned, certified copies of the minutes of which meeting are hereto annexed as part hereof:

Who declared that at general meeting of the stockholders of said corporation, held on the 22nd day of November, 1911, which had been convened for the especial purpose, in accordance with law, the following amendment to the charter of said corporation was adopted by a three-fourths majority vote of the holders of all the stock of said corporation present or represented at said meeting, to-wit:

Article V of said charter was amended so as to read as follows, viz:

"ARTICLE V.

"All of the corporate powers of this corporation shall be vested in and exercised by a board of eight directors, of whom five shall be a quorum. Until the first Monday in July, 1912, the following persons shall constitute the board of directors: F. W. Crosby as president, Lawrence Blum as vice-president, R. E. L. C. Ries as secretary-treasurer, A. G. Barrow, Jules Dreyfus, Alex Hyman, Leon M. Wolf and Irving R. Saal. On the first Monday in July, 1912, and annually thereafter, the board of directors shall be elected by the holders of the common stock of this corporation by ballot at the office of said corporation, and each share of common stock shall entitle its owner to one vote, which may be cast in person or by proxy. Said elections shall be conducted by three (3) commissioners who shall be owners of common stock, to be appointed by the board of directors. Notice of said election shall be given to all holders of common stock by the secretary by publication in a newspaper published in the city of New Orleans, for not less than ten days and not more than fourteen days prior to said election, and by written notice mailed to each of them. No such stock shall be voted by anyone unless it stands in his name upon the books of this corporation.

"If any vacancy occurs in said board by reason of death, resignation, the sale of qualifying stock or other causes, the remaining directors shall elect from among the holders of common stock a successor to fill such vacancy.

"In the event of a failure to hold the said annual election of directors on the day fixed herein, the directors in office shall hold office until their successors are elected, and shall have accepted said offices, and the secretary shall call another election at as early a date as is practicable, after giving the aforesaid notice by publication and by mail as above provided, which election shall be conducted by three (3) commissioners appointed and qualified as herein provided for the annual election.

"Any election of directors which may not be completed on the day on which it is begun may be adjourned to another day and completed on the day to which it is adjourned, and there may be several successive adjournments if they be necessary to an election.

"The said board of directors may appoint, from time to time, such officers, agents, clerks or other employees as they may deem necessary for the business and purposes of said corporation. The board shall not have the power to elect or appoint any officers of said corporation, or any clerk, agent or employee for a fixed term, but they shall hold office only at the pleasure of the board, provided that a contract for a fixed period may be made by the board of directors with the consent of the stockholders. The board of directors shall also have full power and authority to borrow money, execute mortgages, etc., authorized by the stockholders, issue notes or other obligations of indebtedness, payable principal and interest in lawful money of the United States or in United State gold coin, and generally do all things reasonable and necessary for the proper carrying on of the business of the corporation, and also to issue and deliver fully paid shares of stock and bonds or other obligations of said corporation in payment of labor done or for money borrowed, or for property or rights actually received by said corporation."

The whole as more fully appears by the annexed certified copy of the minutes of said stockholders' meeting.

And the said appearers having requested me, notary, to put the said amendment in authentic form, I do by these presents receive said amendment in the form of this public act, to the end that said amendment may be promulgated and recorded and thus be read into the original charter passed before J. M. Quintero, notary public, on the 14th day of July, 1910.

Thus done and signed in my office at the city of New Orleans, on the day and date herein first above written, in the presence of Lawrence Blum and I. R. Saal, competent witnesses, who hereunto sign their names with said appearers and me, notary, after due reading of the whole.

Original Signed: F. W. Crosby, R. E. L. C. Ries.
Lawrence Blum, I. R. Saal
ALEXIS BRIAN,
Notary Public...

I, the undersigned, deputy recorder of mortgages for the parish of Orleans, do hereby certify that the foregoing act, amending the charter of the Southwestern Traction & Power Company, was this day duly recorded in my office in Book No. 1051, Folio ....

New Orleans, November .... 1911.
(Signed) EMILE LEONARD,
Deputy Recorder.

I hereby certify the foregoing to be a true copy of the amendment to the charter of the Southwestern Traction & Power Company, and of the certificate of the deputy recorder of mortgages thereto attached, which are on file in my office.

New Orleans, November 24, 1911.
ALEXIS BRIAN,
Notary Public.

CHARTER

OF GAMMA REALTY COMPANY.

STATE OF LOUISIANA, PARISH OF ORLEANS, CITY OF NEW ORLEANS.

Be it known, that on this twenty-third day of November, in the year one thousand nine hundred and eleven, before me, Jefferson Charles Wenck, a notary public, in and for the parish of Orleans, state of Louisiana, duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared the persons whose names are hereunto subscribed, all above the full age of majority and residents of this city, who declared, that availing themselves of the provisions of the constitution and laws of this state, relative to the formation of corporations, they do by these presents form themselves, as well as their associates and successors, into and constitute a corporation body and politic in law, for the purposes and objects and under the stipulations as hereinafter set forth, which they hereby adopt as their charter, to-wit:

ARTICLE I.

The name, style and title of this corporation shall be "GAMMA REALTY COMPANY." Its domicile shall be in the city of New Orleans, state of Louisiana, and it shall have and enjoy succession by its corporate name for a period of ninety-nine years from this date. The president, or in the event of his absence, the secretary-treasurer is hereby designated as the officer upon whom citation, or legal process, shall be served.

This corporation shall have power and authority to hold, receive, purchase, convey, mortgage, hire and lease property both real and personal; sue and be sued, make and use a corporate seal, name and appoint such officers as its interest may require, and it shall have all the rights, powers, advantages and immunities, granted by law to corporations.

ARTICLE II.

The objects and purposes for which this corporation is organized, and the nature of the business to be carried on by it, are hereby declared to be: To purchase real estate; to hold, sell, mortgage and sub-divide the same; to rent and lease property; to act as brokers for the purchase, sale, and renting of real estate; to erect, construct, and improve buildings; to loan or borrow money, issue notes, bonds and other obligations, and generally to do all things incidental to the carrying out of said objects and purposes.

ARTICLE III.

The capital stock of this corporation is hereby fixed at the sum of five thousand five hundred ($5,500.00) dollars, divided into and represented by fifty-five (55) shares, of the par value of one hundred ($100.00) dollars each, which shall be paid for in cash at the time of subscription; and this corporation shall commence business and be a going concern at once.

ARTICLE IV.

The corporate powers of this company and the full management of its affairs, shall be vested in, and exercised by a board of directors, composed of three stockholders, two of whom shall constitute a quorum for the transaction of all business.

Elections for directors by the stockholders shall be held annually, on the first Wednesday in December, at the office of the company, under the supervision of two commissioners, to be appointed by the president, said elections to be held under such other rules as may be provided by the board.

All elections shall be by ballot, and a majority of votes cast shall elect, and each share of stock shall be entitled to one vote, either in person or by proxy.

Each board shall, at its first meeting after its election, elect out of its number, a president, vice-president, and a secretary-treasurer, who shall hold office until their successors are elected. Any vacancy occurring in said board shall be filled by the remaining directors for the unexpired term.

The first board of directors shall consist of Thomas H. Underwood, George A. Thomas and William Waller Young, with the said Thomas H. Underwood as president, George A. Thomas as vice-president, and William Waller Young as secretary-treasurer, who shall hold office until the first Wednesday in December, 1913, or until their successors are elected and qualified.

ARTICLE V.

This act of incorporation may be changed, or amended, or this corporation dissolvel with the assent of the stockholders owning three-fourths of the stock of the corporation, represented at a general meeting convened for that purpose, after notice thereof given as hereinafter set forth. In the event of the liquidation or dissolution of this corporation, the stockholders shall elect two liquidators from among their number at a meeting convened for the purpose, after ten days' written notice, sent to each stockholder by mail to his last known address; said liquidators shall have authority to wind up the business and affairs of the company. In case of the death of either of said liquidators, the survivor shall appoint a stockholder as successor to him.

This act shall also serve as the original subscription list.

Thus done and passed in my notarial office at the city of New Orleans aforesaid, in the presence of Malcolm J. Taylor and T. Joseph Dobbins, competent witnesses of lawful age, and residing in this city, who hereunto subscribe their names, together with said parties and me, notary, on the day and date set forth in the caption hereof.

(Original signed): Names of subscribers. (Witnesses): Malcolm J. Taylor, T. J. Dobbins.

JEFF. C. WENCK, *Not. Pub.*

I, the undersigned recorder of mortgages in and for the parish of Orleans, state of Louisiana, do hereby certify that the above and foregoing act of incorporation of the "Gamma Realty Company," was this day duly recorded in my office, in book 1051, folio —.

New Orleans, November 24, 1911.
(Seal) (Signed) EMILE LEONARD, D. R.

A true copy of the original.
JEFF. C. WENCK, *Not. Pub.*
(Seal)
nov 30 dec 7 14 21 28 1911 jan 4 1912

CHARTER

OF S. A. CALONGNE'S SONS.

UNITED STATES OF AMERICA, STATE OF LOUISIANA, PARISH OF ORLEANS, CITY OF NEW ORLEANS.

Be it known, that on this 28th day of the month of November, in the year of our Lord one thousand nine hundred and eleven, and of the independence of the United States of America the one hundred and thirty-fifth, before me, Ethelred Macauley Stafford, a notary public, duly commissioned, sworn and qualified in and for the above city, parish and state, therein residing, and in the presence of the witnesses hereinafter named and undersigned, all over the age of majority, personally came and appeared the several persons whose names are hereunto subscribed, who declared that, availing themselves of the provisions of the laws of the state of Louisiana, and especially of the provisions of act 78 of the year 1904, they do by these presents, form themselves, their associates, successors and assigns into a corporation and body politic in law for the objects and purposes and under the articles and stipulations hereinafter set forth and expressed under the following terms and conditions, to-wit:

ARTICLE I.

The name of this corporation shall be S. A. CALONGNE'S SONS, and under that name it shall have and enjoy corporate existence and succession for a period of ninety-nine years from and after date hereof, unless sooner dissolved in the manner hereinafter provided; to contract, sue and be sued; to hold, receive, purchase and convey, as well as mortgage, hypothecate and pledge property, both real and personal; to issue negotiable bonds and notes; to name and appoint such managers, directors, officers and agents, and other employees as its interests may require and to make and use a corporate seal, and the same to alter at pleasure; and to make and establish such by-laws, rules and regulations for the proper management and control of the affairs of the said corporation, as may be necessary and proper, and the same to alter and amend at pleasure, and to enjoy all the other powers and privileges granted by law to such corporations.

ARTICLE II.

The domicile of this corporation shall be in the city of New Orleans, parish of Orleans, state of Louisiana. All citations and other legal process shall be served on the president of the corporation, or, in the event of his absence from the city or disability, upon the vice-president or its secretary-treasurer.

ARTICLE III.

The purposes for which this corporation is formed and the nature of the business to be carried on by it are hereby declared to be a general contracting business, such as, paving, reinforced concrete construction, waterproofing and fireproof construction, and to do all and any acts or things of any other kind or description as may be necessary to carry out the objects and purposes of the said business.

ARTICLE IV.

The capital stock of this corporation is hereby fixed at the sum of three thousand dollars ($3,000.00), to be represented by thirty shares at par value of one hundred dollars ($100.00) each; this corporation shall begin business as soon as all of the shares are issued.

All shares of stock shall be paid in cash, property received, services rendered or labor performed, and must be fully paid before the issuance of the certificate therefor, and shall be non-assessable.

Said stock shall be represented by stock certificates transferable only on the books of the corporation on the surrender of the outstanding certificate, or due proof of loss.

Before any stock can be transferred it must be first offered in writing and at its book value to the board of directors of the corporation, who shall have the option of purchasing the same at the said book value at the time the said stock is offered, and should the directors fail to make the purchase of the said stock within sixty (60) days from the time of its offer, then the holder and owner of the stock may dispose of it in the open market.

The said capital stock may be increased by proceedings in accordance with the laws of the state of Louisiana.

ARTICLE V.

The affairs of this corporation shall be managed by a board of directors, and all the corporate powers of this corporation shall be vested in and exercised by the board of directors, to be composed of three stockholders, a majority of whom shall constitute a quorum for the transaction of any and all business of every kind for the corporation.

They shall have power to make all by-laws, rules, regulations, and to alter or change same, to purchase and acquire the property, business and good-will of any and all of the businesses of any kind, or to form partnership with any persons or companies in any line with the objects and purposes of this corporation as they may deem advisable, and to pay therefor in full, paid stock of this corporation, or cash or paper for same; also to mortgage, pledge or hypothecate the property of this corporation for the purposes of its business.

The said board of directors shall be elected every three years by ballot of the stockholders. Each stockholder shall be entitled in person or by written proxy to one vote for each share of stock owned by him and standing in his name on the books of the corporation, for at least fifteen days prior to such election.

All elections shall be held under such rules and regulations as may be determined by the board of directors, and after ten days' notice of such election shall have been given by mail, addressed to each stockholder at his last known address, or by publishing in one of the daily newspapers published in the city of New Orleans.

A majority of the votes cast at such election shall elect said directors.

The directors thus elected shall continue in office for three years, and said directors shall elect, from the board of directors, a president, vice-president, and secretary-treasurer.

The first election shall be held on the fourth Monday of November, nineteen hundred and fourteen, and, until then, Mrs. Sallie A. Forshee, widow of Sidney A. Calongne, Sidney Edward Calongne and Wilford F. Calongne shall constitute the first board of directors, with Sidney E. Calongne as president, Mrs. Sallie A. Forshee, widow of Sidney A. Calongne, as vice-president, and Wilford F. Calongne as secretary-treasurer.

Any vacancy on said board of directors caused only by death shall be filled by the remaining directors, for the unexpired term.

No failure to elect shall be considered a forfeiture of this charter.

ARTICLE VI.

No stockholder shall ever be held liable or responsible for the contracts, faults or debts of this corporation, nor, shall any mere informality in its organization have the effect of rendering the charter null or void, or of exposing a stockholder to pay further liability than the unpaid balance due on the shares of stock owned by him.

ARTICLE VII.

This act of incorporation may be changed, altered or modified, or the corporation may be dissolved or go into liquidation by vote of three-fourths of the stock represented at a special meeting called for that purpose, after its objects have been made known by ten days' previous notice in writing, delivered or mailed to each stockholder of record on the books of this corporation to attend said meeting, and upon complying with the laws of the state of Louisiana. Whenever this corporation is dissolved, its affairs shall be liquidated by two commissioners elected among the stockholders at said meeting to wind up the affairs of said corporation. Said commissioners shall be elected by a majority vote of the stockholders, each share of stock voted shall count as one vote. However, said commissioners shall and must be directors in the hereinbefore mentioned corporation.

Thus done and passed in my notarial office, in the city of New Orleans, state of Louisiana, on the day, month and year above written, in the presence of Messrs. Leonard C. Vacher and Howell Carter, Jr., competent witnesses, who hereunto sign their names with the said appearers and me, notary, after due reading of the whole.

(Original signed): Ashley Calongne, 3 shares; Mrs. Sallie A. Calongne, 10 shares; Sidney E. Calogne, 9 shares; Wilford F. Calongne, 8 shares. (Witnesses): L. C. Vacher, Howell Carter, Jr.

ETHELRED M. STAFFORD,
Notary Public.

I, the undersigned, recorder of mortgages, in and for the parish of Orleans, state of Louisiana, do hereby certify that the above and foregoing act of incorporation of S. A. Calongne's Sons was this day duly recorded in my office, in book 1051 folio —.

New Orleans, Nov. 28, 1911.
(Signed) EMILE LEONARD, Dy. R.
A true copy.
ETHELRED M. STAFFORD,
(Seal) *Notary Public.*
nov 30 dec 7 14 21 28 1911 jan 4 1912

CHARTER

OF THE FEITEL BAG CORPORATION.

UNITED STATES OF AMERICA, STATE OF LOUISIANA, PARISH OF ORLEANS, CITY OF NEW ORLEANS.

Be it known that on this 31st day of July, in the year of our Lord nineteen hundred and eleven, before me, Ethelred Macaully Stafford, a notary public in and for the parish of Orleans, State of Louisiana, duly commissioned and qualified, personally came and appeared the following named persons, of full age of majority, and all residing in this city, who declared that being desirous of forming a corporation under the laws of the state of Louisiana they hereby do so, binding themselves, their successors, and those who may become associated with them, under the following conditions, to-wit:

ARTICLE I.

The name and title of the said corporation shall be FEITEL BAG CORPORATION, and its domicile is hereby established in the city of New Orleans, state of Louisiana; and under its said corporate name, said corporation shall have power and authority to contract, sue and be sued; to make and use a corporate seal, and the same to break and alter at pleasure; to hold, receive, have, purchase, improve, alienate convey, sell, borrow pledge, mortgage, and hypothecate under its said corporate name, property, real, personal and mixed; to name and appoint such officers, directors, agents and managers, or employees as the interest or convenience of said corporation may require; to make and establish by-laws, rules and regulations for the proper management and regulation of its affairs, as may be deemed necessary and proper, and the same to change and alter at pleasure; and to do all other acts and things permitted by law, or as shall or may be necessary and proper to carry out the objects and purposes of said corporation.

Said corporation, unless sooner dissolved, in accordance with its charter, shall exist and continue for the period of ninety-nine years after the date hereof:

The president, or in his absence the vice-president, shall be the proper person upon whom citation or other legal process shall be served.

ARTICLE II.

The objects and purposes for which this corporation is organized, and the nature of the business to be carried on by it, are declared to be the following, to-wit: To carry on the business of manufacturing, buying, selling, pledging, mortgaging or incumbering in any manner the following named articles, burlap bags, new or second-hand, jute twines, burlaps, yarns, ties, flax, or hemp twines, cotton twines, cotton bags, machinery for its purposes; to act as agents for other parties, firms or corporations for one or any of the articles set forth in its purposes and objects; to receive, etc., on commission and to sell the same; and generally to hold and exercise all such incidental powers and privileges relative to the object heretofore set forth, and to carry on any other business incidental or pertaining to its purposes.

ARTICLE III.

The capital stock of said corporation shall be two hundred and fifty thousand dollars, divided into and represented by 2500 shares of the sum of one hundred dollars each, which said stock shall be paid for in cash at the time of the subscription, or such installments as the board of directors may name, or the same may be issued, at not less than par, in payment or exchange for property rights or rights actually received or purchased by said corporation, or the same may be issued, full paid, for money advanced and for such other valuable considerations or services as the board of directors of said corporation may determine; provided, that no stock shall be issued until the consideration therefor has been received by the said corporation; further, stock may be issued, not less than par, for the purposes and consideration of acquiring title and good wills to any into any firm, company corporation or individuals, in furtherance of the purposes of this corporation.

Any stockholder may assign or transfer, sell or pledge his stock in this corporation, without first offering same to the corporation or other members thereof. The stock of said corporation may be transferred without entry thereof on the company's books, and such purchasers shall have a valid title thereto, provided indorsement of the sale, transfer or assignment shall be inscribed on the back thereof, and the holder or purchaser thereof shall have the right at any time to cause his name to be inserted on the corporation's books provided for stockholders, and until so done, the liability by this corporation shall extend to only such recorded stockholder.

This corporation shall commence business as soon as three thousand dollars of the capital stock shall have been subscribed for.

The board of directors shall have the right to determine how much stock shall be issued.

ARTICLE IV.

The corporate powers of this company shall be vested in and exercised by a board of directors consisting of three persons, who shall be the president, who shall also be the secretary of said corporation, vice-president and treasurer. Two of said board shall constitute a quorum for the transaction of business, and their decisions shall be valid corporate acts. The following persons shall constitute the first board of directors and officers: Benjamin F. Feitel, president, secretary; Nathan H. Feitel, vice-president; Mrs. Myrtle S. Feitel, treasurer. During the absence of the president the vice-president shall act and preside.

Said board shall continue in office until the 1st day of October, 1911, on which date and thereafter, annually, a board of directors shall be elected on the 1st day of October of each year, unless same should be a holiday, when the election shall be held on the next legal day thereafter.

The board of directors shall send notice by mail to each recorded stockholder of such meetings at their last known address. And the board of directors shall appoint one or more stockholders to preside at such election as commissioners. In failure of the attendance of such commissioners or commissioner, the president shall make an appointment to fill the vacancy. Any failure from any cause whatever to elect directors the day named for that purpose shall not dissolve the corporation, but the directors then in office, as well as the officers of said company, shall hold over until successors are chosen.

At every election and meeting each stockholder shall be entitled to vote each share of stock registered in his name, and may vote by proxy.

After each election the board of directors shall elect from their own number the officers of said company.

ARTICLE V.

The board of directors shall have full power to fill vacancies in their number, caused by death or resignation or otherwise, from among the stockholders or outside of the corporation.

The said board shall have full control of the property of this company, shall so conduct, manage and use the same as in their discretion, they deem fit, and that is consistent with the objects of this company, or the welfare of the same.

The said board is further authorized to frame and adopt such by-laws, rules and regulations as the affairs and business of the corporation may require, and it may deem necessary for the conducting and management thereof; provided the same shall not conflict with this charter, or with the laws of the state, or of the United States. The board is further authorized, without calling on the stockholders for assent, to purchase, buy, sell, pledge or otherwise acquire any interest in any firm company, corporation or individual businesses, with the good will thereof for cash or stock in this corporation.

The said board shall elect or appoint a foreman and such other officers, agents, employees, servants and clerks as it may deem necessary for the conducting of the business of the corporation, fix their compensation, term of service, with the right to dismiss them at the board's pleasure, and said board shall have the right to fix and determine the salaries of the several officers herein provided.

The said board shall have the right to negotiate with banking corporations or firms or individuals for the issuance to the company of letters of credit or standing, to cover whatever purchase the said corporation may bargain or make in this country or some foreign country; shall likewise have the power to negotiate loans in the name of this corporation, and issue proper certificates or notes therefor.

ARTICLE VI.

This charter may be changed, modified or amended, the capital stock increased or decreased, or this corporation may be dissolved, at a general meeting of the stockholders convened for the purpose, with the assent of three-quarters of the entire capital stock, whether present or represented at such meeting.

Ten days' prior notice of such meeting shall be given in any daily English newspaper published in the city.

In case of dissolution or termination of this corporation by limitation of its charter or from any cause, the liquidation of its affairs shall be conducted by two commissioners, selected from the stockholders or otherwise, with like assent, and at a meeting called for that purpose, as above set forth in this article.

Said commissioners shall remain in office until the affairs of said corporation shall have been fully liquidated, unless removed by three-quarters vote of the stockholders called for that purpose. In case of death of one of said commissioners the survivor shall continue to act. The salary of such liquidator shall be fixed by assent of the three-quarters of said stockholders.

ARTICLE VII.

No stockholder of this corporation shall ever be held liable or responsible for the contracts or faults thereof, in any further sum than the unpaid balance due the company on the shares of stock subscribed for or owned by him, nor shall any informality in organization have the effect of rendering this charter null, or of exposing a stockholder to any liability beyond the unpaid balance, if any, of his stock.

Thus done and passed in my notarial office in this city of New Orleans, aforesaid, on the day and in the month and year hereinbefore written, in the presence of Otto Heyn and Leonard C. Vacher, competent witnesses, both of the city of New Orleans, who hereunto sign their names with said appearers and me, notary, after reading of the whole.

(Original signed): Names and number of shares omitted. (Witnesses): Otto Heyn, Leonard C. Vacher.

ETHELRED M. STAFFORD, *Notary Public.*

I, the undersigned, recorder of mortgages, in and for the parish of Orleans, state of Louisiana, do hereby certify that the above and foregoing act of incorporation of the Feitel Bag Corporation was this day duly recorded in my office, in book 1051, folio —.

(Signed) EMILE LEONARD, D. R.

A true copy.
ETHELRED M. STAFFORD, *Notary Public.*
nov 30 dec 7 14 21 28 1911 jan 4 1912

CHARTER

OF ST. MALO DELTA FARMS

UNITED STATES OF AMERICA, STATE OF LOUISIANA, PARISH OF ORLEANS, CITY OF NEW ORLEANS.

Be it known, that on this the fifth day of the month of December, in the year of our Lord one thousand nine hundred and eleven and of the independence of the United States of America the one hundred and thirty-sixth, before me, Alexis Brian, a notary public duly commissioned and qualified within and for the parish of Orleans, state of Louisiana, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared the several persons whose names are hereunto subscribed, who severally declared that, availing themselves of the benefits and provisions of the laws of the state of Louisiana relative to the organization of corporations, they have formed and organized and do, by these presents, form and organize themselves, as well as such other persons as may hereafter join or become associated with them, or their successors, into a corporation for the objects and purposes and under the covenants, stipulations and agreements following, to-wit:

ARTICLE I.

The name and title of this corporation shall be "ST. MALO DELTA FARMS," and under said name, unless sooner dissolved according to its charter, it shall exist and continue and shall have and enjoy corporate existence for a period of ninety-nine (99) years from and after the date of this act. It may have, hold, receive, borrow, loan, exchange, acquire, purchase, sell, alienate, convey, lease, pledge, pawn, hypothecate, encumber or mortgage property of any kind, whether real, personal or mixed, corporeal or incorporeal, movable or immovable; it may make, issue and endorse bonds and notes and other evidences of debt; it may accept mortgages, pledges or other forms of security for money loaned or other debts; it may contract, sue and be sued, plead and be impleaded, and make, adopt and use a corporate seal; it may name, elect, appoint and employ such managers, directors, officers, agents and other employes as its interests and convenience may require; and may make and establish such by-laws, rules and regulations for the proper management and control of its affairs as may be necessary and proper and generally shall possess all the powers, rights, privileges and immunities which corporations are and may hereafter be authorized to possess under the constitution and laws of this state.

ARTICLE II.

The domicile of this corporation shall be at the city of New Orleans, parish of Orleans, state of Louisiana, and all citations or other legal process shall be served upon the president of said corporation, or in the event of his absence upon the vice-president, and in his absence then upon the secretary.

ARTICLE III.

The nature of the business to be carried on by this corporation and the objects and purposes for which it is organized are hereby declared to be as follows:

To do a general real estate business; to buy, sell, rent, lease, sub-lease or sub-rent, mortgage or otherwise encumber, improve, reclaim, drain, levee, pump, exchange, manage, and operate real property whether improved or unimproved; to buy, sell, build, construct, alter or improve houses or other buildings or structures; to manage and develop real property generally, and to buy, sell, own, accumulate, and hold lumber, brick, stone, lime, piping, hardware and all other kinds of material used by builders, or necessary for the aforesaid purposes; to loan money on any kind of property, real or personal, and to take security for same; to buy and sell, pledge or hypothecate stocks, bonds, notes or other personal property choses in action or evidence of debt; to purchase, manufacture, acquire, hold, own, pledge, hypothecate, sell, consign, transfer, or invest, trade or deal in goods, wares and merchandise of every kind and description; to operate farms and to sell and deal in agricultural products; to construct canals and their appurtenances for drainage, navigation or irrigation and generally to transact all or any other business which may be necessary or incidental or proper to the exercise of any or all of the aforesaid purposes of this corporation.

ARTICLE IV.

The authorized capital stock of this corporation is hereby fixed at two hundred and fifty thousand dollars ($250,000.00), divided into and represented by five thousand (5,000) shares of the par value of fifty dollars ($50.00) each; said stock shall consist of two different classes; one thereof being known as the preferred stock and the other as the common stock; the amount of the preferred stock shall be one hundred and twenty-five thousand dollars ($125,000.00), divided into and represented by twenty-five hundred (2,500) shares of the par value of fifty dollars ($50.00) each.

Said preferred stock shall be entitled by preference and priority over the common stock of the corporation to dividends of six per cent. per annum, payable out of the net profits of each year; said dividends shall be cumulative and limited to six per cent. per annum and said preferred stock shall be entitled to no other or further share in the net profits.

No dividends shall be declared or paid on the common stock until the full redemption and retirement of all preferred stock issued and outstanding together with all accumulative dividends thereon.

Said preferred stock or any part thereof then outstanding, may at the option of the company exercised at any time be called in, redeemed and retired by the company at par and accrued dividends.

The right to foreclose or dissolve the corporation or have a receiver appointed therefor shall not be vested in the holders of the preferred stock on account of the failure or inability of the corporation to pay such dividend in each and every year; but in case of such failure the deficit in the dividend for such year shall be added to the dividend due for the following year or years.

In the event of any liquidation or dissolution of the corporation the holders of the preferred stock shall be paid in full the par value of their shares with all accrued dividends; and after the payment to the holders of the preferred stock of its par value with all such accrued dividends, the remaining assets and funds shall be distributed among the holders of the common stock.

The common stock of this corporation is hereby fixed at the sum of one hundred and twenty-five thousand dollars ($125,000.00), divided into and represented by twenty-five hundred (2,500) shares of the par value of fifty dollars ($50.00) each.

Said common stock shall be entitled to dividends and to share in the assets and funds of the corporation subject to the restrictions above provided in favor of the preferred stock.

The holders of common and preferred stock shall have respectively the same right to participate in the management of the affairs of the corporation and shall be alike entitled to hold its offices, be members of its board of directors and vote at stockholders' meetings; provided, however, that no sale or mortgage of the real estate at any time belonging to said corporation shall be made without the written consent of the holders of at least three-fourths of the preferred stock at that time issued and outstanding; and provided, further, that no increase of the capital stock of said corporation shall be made until approved in writing by the holders of at least a majority of the said preferred stock then issued and outstanding.

The stock of this corporation in whole or in part may be issued for money or property paid or made over to the company or in payment for services or labor performed for the corporation. All of said stock shall be full paid and non-assessable. Transfers thereof shall not be binding upon the company unless recorded on its books. The corporation may begin its operation and business as soon as one hundred thousand dollars of its common stock shall be subscribed for.

ARTICLE V.

The business of this corporation shall be managed and all the corporate powers thereof shall be vested in and exercised by a board of five directors. The directors shall be elected from among the stockholders and a majority of the board present in person shall at all times constitute a quorum thereof.

The first board of directors of this corporation shall be composed of Charles E. Yerkes, William A. McGuire, Irving R. Saal, Edward L. Szabary and L. Jacobs, with William A. McGuire as president, Irving R. Saal as vice-president, Charles E. Yerkes as secretary and treasurer. Said officers and directors shall hold office until the second Tuesday in December 1912, or until their successors are duly elected, qualified and installed. On the said second Tuesday in December, 1912, and annually thereafter a meeting of the stockholders of this corporation shall be held at its domicile for the purpose of electing directors for the ensuing year. Said election shall be by ballot and the stockholders receiving a majority of the votes cast shall be declared elected. A failure from any cause, whatsoever, to hold this said annual meeting or failure to elect directors on the day above specified shall not dissolve the corporation, but the directors and officers then in office shall hold over until their successors shall have been duly elected, qualified and installed, and it shall be the duty of the board of directors to convene within ten days another meeting of stockholders for the purpose of electing directors, of which meeting each stockholder shall have three days' prior notice in writing. The failure to elect directors at said second meeting shall likewise not dissolve this corporation but the incumbent officers shall remain in office and there shall be no election of directors by stockholders until the date of the next annual meeting.

The directors as soon as possible after their election shall qualify, take office and elect from among their number a president, a vice-president, a secretary and a treasurer. The offices of secretary and treasurer or the offices of president and treasurer, or the offices of vice-president and treasurer may be filled by one person. The board of directors shall have the management and control of the ordinary business and affairs of said corporation and shall have power to select and employ such agents and employees and to enact such by-laws, rules and regulations as they may deem necessary and proper for the conduct of the business of the corporation.

In case of a vacancy on the board of directors, or among any of the officers, such vacancy shall be filled by the remaining directors at a special meeting called for that purpose after three days' notice thereof has been given in writing to the remaining members of the board.

ARTICLE VI.

Except as otherwise provided in Article V, notices of all meetings of stockholders for the election of directors or for any other purpose shall be given in writing by the secretary at least ten days before the date fixed for such meeting and shall either be delivered personally to the stockholders or deposited in the mail directed to each stockholder to his address as the same shall appear upon the books of the corporation. The said notice or any other notices required by this charter may be waived in writing by any or all of the stockholders appearing as such upon the books. At all such meetings each stockholder shall be entitled to cast one vote, either in person or by proxy, for each share of stock owned by him and standing in his name on the books of the company, and except as herein otherwise provided, a majority of the votes so cast shall be sufficient to elect or to decide any and all questions voted upon.

ARTICLE VII.

Except as to the increase or decrease of capital stock, which must be done in the manner and form required by law, this act of incorporation may be changed, amended, modified or altered, or the corporation may be dissolved by a vote of three-fourths in amount of the capital stock present or represented at a meeting of the stockholders called specially for that purpose, provided that in order to dissolve the corporation at least a majority of the entire capital stock must be present or represented at said meeting.

ARTICLE VIII.

Upon the termination of this charter by limitation or upon the dissolution of the corporation, the business and affairs of the company shall be liquidated by three commissioners elected from the stockholders at a general meeting called for that purpose. Said commissioners shall have entire charge of the liquidation with authority to sell and dispose of the assets of the corporation and in case of the death or resignation of a commissioner during the term of his duties, or in case of his failure or refusal to act, the remaining commissioners shall declare the office vacant and shall elect a successor from among the stockholders.

ARTICLE IX.

No stockholder shall ever be held liable or, in any manner responsible for the contracts or faults of this corporation beyond any unpaid balance that may be due to the corporation on the shares of stock subscribed for by him; nor shall any mere informality in this act, or in the organization of this company, have the effect of rendering this charter null or of exposing stockholders to any liability beyond such unpaid balance.

Thus done and passed in my office at the city of New Orleans, Louisiana, on the day, month and year herein first above written, in the presence of Messrs. G. W. Schweitzer and Wm. Beattie, competent witnesses, who hereunto sign their names with said appearers and me, notary, after due reading of the whole.

(Original signed): Charles E. Yerkes, 1248 shares common, by I. R. Saal; William A. McGuire, 1249 shares common, by I. R. Saal; I. R. Saal, 1 share common; E. L. Szabary, 1 share common; L. Jacobs, 1 share common.

ALEXIS BRIAN, *Notary Public.*

I, the undersigned recorder of mortgages in and for the parish of Orleans, state of Louisiana, do hereby certify that the above and foregoing act of incorporation of the "St. Malo Delta Farms" was this day duly recorded in my office in book 1051, folio —.

New Orleans, La., December 5th, 1911.
(Signed) EMILE LEONARD,
Deputy Recorder of Mortgages.
(Witnesses): Geo. W. Schweitzer and Wm. Beattie.

I hereby certify the above to be a true copy of the original act of incorporation of the "St. Malo Delta Farms" and of the certificate of the deputy recorder of mortgages thereto attached, on file in my office.

New Orleans, December 5th, 1911.
ALEXIS BRIAN, *Notary Public.*
(Seal)
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