

PO1000051719  
Robert S. Hayes, P.A.

*Attorney at Law*

441 WEST VINE STREET  
KISSIMMEE, FLORIDA 34741  
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ROBERT S. HAYES

01 MAY 17 PM 10:36  
FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

May 9, 2001

Corporate Records Filing Bureau  
P.O. Box 6327  
Tallahassee, FL 32301

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-05/17/01--01096--012  
\*\*\*\*\*87.50 \*\*\*\*\*87.50

Attn: Division of Corporations

RE: KIPA PROPERTIES, INC.

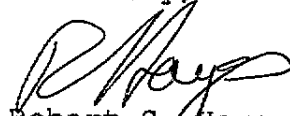
Dear Sir or Madam:

Enclosed is the original and one copy of the Articles of Incorporation and Acceptance for the above-named Florida corporation. The check for \$87.50 is enclosed. I have also enclosed the original designation of registered agent.

Please file the enclosed Articles of Incorporation and return a certified copy to the undersigned.

Thank you for your attention to this matter.

Sincerely,

  
Robert S. Hayes

RSH/tsl  
Enclosures

F. CHESER

MAY 24 2001 /

**ARTICLES OF INCORPORATION**

**OF**

**KIPA PROPERTIES, INC.**

**ARTICLE I. CORPORATE NAME**

The name of this Corporation is KIPA PROPERTIES, INC.

**ARTICLE II. NATURE OF BUSINESS AND POWERS**

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

**ARTICLE III. CAPITAL STOCK**

The maximum number of shares of stock that this Corporation is authorized to issue and have outstanding at any one time is 1,000 shares of common stock having a par value of \$1.00 per share.

**ARTICLE IV. TERMS**

This Corporation shall exist perpetually.

**ARTICLE V. REGISTERED AGENT AND INITIAL REGISTERED OFFICE**

The Registered Agent and the street address of the initial Registered Office of this Corporation in the State of Florida shall be:

ROBERT S. HAYES  
441 W. Vine Street  
Kissimmee, Florida 34741

The Corporation's principle address and mailing address is 3365 W. Vine Street, Suntrust Plaza, Suite 207, Kissimmee, Florida 34741. The Board of Directors from time to time may move the Registered Office to any other address in the State of Florida.

**ARTICLE VI. BOARD OF DIRECTORS**

This Corporation shall have two (2) directors initially. The number of directors may be increased or diminished from time to time by Bylaws adopted by the stockholders, but shall never be less than one (1).

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## **ARTICLE VII. INITIAL DIRECTORS**

The name of the initial director of this Corporation and their street address is:

William J. Mitchell  
3365 W. Vine Street  
Suntrust Plaza  
Suite 207  
Kissimmee, Fl 34741

Josephine Mitchell  
3365 W. Vine Street  
Suntrust Plaza  
Suite 207  
Kissimmee, Fl 34741

The people named as initial directors shall hold office for the first year of existence of this Corporation or until their successor(s) is/are elected or appointed and have qualified, whichever occurs first.

## **ARTICLE VIII. INCORPORATOR**

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

Robert S. Hayes  
441 W. Vine St.  
Kissimmee, FL 34741

## **ARTICLE IX. AMENDMENT**

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders and approved at a stockholder's meeting by at least a two-third (2/3) of the stock entitled to vote, unless all of the directors and all of the stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

## **ARTICLE X. RESTRICTIONS**

No shareholder shall transfer, alienate, or in any way dispose of any share of stock of the Corporation unless such share of stock shall first have been offered for sale to the Corporation. The Corporation reserves and shall have the exclusive right and option to purchase such shares of stock at a price equal to the book value thereof, within 60 days after such offer. If the Corporation chooses not to exercise its right to purchase said shares, then it shall notify all shareholders of record of its decision within five (5) days of electing not to purchase the shares. Thereafter, any shareholder may, within thirty (30) days of the date of the Corporation giving notice, purchase such shares at a price equal to the book value thereof. The restrictions contained in this Article

or a reference thereto shall be noted on the reverse side of such shares of stock issued by the Corporation.

#### **ARTICLE XI. OFFICERS**

The officers of this Corporation and the names of said officers who are to serve until the first meeting of the Board of Directors are:

<u>OFFICE</u>	<u>NAME</u>
President	William J. Mitchell
Vice President	Josephine Mitchell
Secretary	Josephine Mitchell
Treasurer	William J. Mitchell

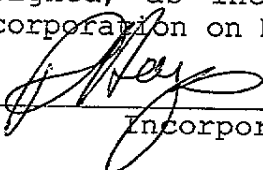
#### **ARTICLE XII. INDEMNIFICATION**

Each director and officer, in consideration of their services, shall be indemnified, whether then in office or not, the reasonable costs and expenses incurred by them in connection with the defense of or for advice concerning any claim asserted or proceeding brought against them by reason of their being or having been a director or officer of the corporation or of any subsidiary of the corporation, whether or not wholly owned, or by any reason of any act or omission to act as such director or officer, provided that they shall not have been derelict in the performance of their duty as to the matter or matters in respect of which such claim is asserted or proceeding brought. The foregoing right of indemnification shall not be exclusive of any other rights to which any director or directors or officers may be entitled.

#### **ARTICLES XIII. COMPENSATION**

The compensation of the officers of this Corporation as officers or employees shall be determined by the vote of the Board of Directors even though any or all of the directors are officers or employees of the Corporation.

IN WITNESS WHEREOF, the undersigned, as Incorporator, has executed the foregoing Articles of Incorporation on May 14, 2001.

  
\_\_\_\_\_  
Incorporator

STATE OF FLORIDA  
COUNTY OF OSCEOLA

BEFORE ME, a Notary Public, personally appeared ROBERT S. HAYES to me personally known to be the person described as Incorporator and who executed the foregoing Articles of Incorporation, and acknowledged before me that he subscribed to these Articles of Incorporation on May 14<sup>th</sup>, 2001.




Tanya Soto  
Commission # DD 023440  
Expires May 7, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.

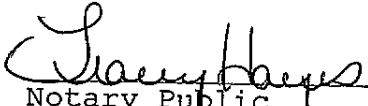
Tanya Soto  
Notary Public  
My Commission Expires:  
Print: Tanya Soto  
Commission # \_\_\_\_\_

ACCEPTANCE

I, **ROBERT S. HAYES**, hereby accept the designation as Registered Agent for Service of Process upon **KIPA PROPERTIES, INC.** desiring to organize under the laws of the State of Florida, with its registered office at 441 W. Vine Street, Kissimmee, FL 34741, and agree to act as Registered Agent for said Corporation and to comply with the provisions of Florida Law pertaining to keeping open said office and upon whom process may be served.

  
Robert S. Hayes

Sworn to before me this  
9th day of May, 2001.

  
Notary Public  
Tracey Hayes  
Print  
My commission No. \_\_\_\_\_  
My commission expires: \_\_\_\_\_



TRACEY HAYES  
COMMISSION # CC 696653  
EXPIRES NOV 16, 2001  
BONDED THRU  
ATLANTIC BONDING CO., INC.

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

01 MAY 17 PM 10:36

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