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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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**FLORIDA PROFIT/NON PROFIT CORPORATION
SCARBOROUGH PROPERTIES, INC.**

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$70.00

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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**ARTICLES OF INCORPORATION
OF
SCARBOROUGH PROPERTIES, INC.**

The undersigned, being a natural person *sui juris* and a subscriber to the shares of the Corporation to be organized hereunder, for the purpose of forming a corporation under F.S. Ch. 607, as amended, does hereby adopt the following Articles of Incorporation.

ARTICLE I

The name of the Corporation is **SCARBOROUGH PROPERTIES, INC.**

ARTICLE II

The mailing address and the principal address of the Corporation shall be 7659 Heritage Crossing Way, Reunion, FL 34747-6781.

ARTICLE III

The name of the initial registered agent shall be **MATTHEW L. BELL**, and the initial registered office of the Corporation shall be 230 E. Park Ave., Suite 44, Lake Wales, FL 33853.

ARTICLE IV

The capital stock of the Corporation will consist of 1,000 shares of common stock, par value \$1.00 per share.

ARTICLE V

The name and address of the incorporator is as follows:

<u>NAME</u>	<u>ADDRESS</u>
KENNETH KUNYN YOO	1941 Eglinton Avenue East Scarborough, Ontario M1L 2M4 Canada

ARTICLE VI

The Board of Directors of the Corporation shall consist of not less than one (1) and not more than five (5) persons who shall be elected at the first meeting of the stockholders, but the directors need not be stockholders. The property and business of the Corporation shall be managed and controlled by the Board of Directors. The name and address of the members of the first Board of Directors who shall hold office until their successors are elected or appointed and have qualified are:

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<u>NAME</u>	<u>ADDRESS</u>
KENNETH KUNYN YOO	1941 Eglinton Avenue East Scarborough, Ontario M1L 2M4 Canada
YOUNG HAE YOO	1941 Eglinton Avenue East Scarborough, Ontario M1L 2M4 Canada

ARTICLE VII

The Officers of the Corporation who shall hold office until their successors are elected or appointed, their names and addresses shall be:

<u>NAME / OFFICE</u>	<u>ADDRESS</u>
KENNETH KUNYN YOO President & Treasurer	1941 Eglinton Avenue East Scarborough, Ontario M1L 2M4 Canada
YOUNG HAE YOO Vice-President & Secretary	1941 Eglinton Avenue East Scarborough, Ontario M1L 2M4 Canada

ARTICLE VIII

The nature of the business and the objects and purposes for which the Corporation is formed and which may be transacted, promoted, and carried on by the Corporation are to do any and all business permitted under the laws of the State of Florida.

ARTICLE IX

Corporation Bylaws may be amended, altered, or repealed by the Board of Directors.

ARTICLE X

The private property of the shareholders of this Corporation shall not be subject to the payment of corporate debts, except to the extent of any unpaid balance of subscription of shares.

ARTICLE XI

Any person, upon becoming the owner or holder of any shares of stock or other securities issued by this Corporation, does hereby consent and agree that all rights, powers, privileges, obligations, or restrictions pertaining to such person or such securities in any way may be altered, amended, restricted, enlarged, or repealed by legislative enactments of the State of Florida, or of the United States which have reference to or affect corporations, such securities, or such person if any; and that the Corporation reserves the right to transact any business of the Corporation, to alter, amend, or repeal these Articles of Incorporation, or to do any other acts or things as authorized, permitted, or allowed by such legislative enactments.

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ARTICLE XII

Each director or officer, or former director or officer, of this Corporation and his legal representatives shall be indemnified by the Corporation against liabilities, expenses, counsel fees, and costs reasonably incurred by him as a result of any action, suit, proceeding, or claim in which he is made a part by reason of his being or having been such director or officer; and any person who, at the request of this Corporation, served as director or officer of another corporation in which this Corporation owned corporate stock, and his legal representative, shall in like manner be indemnified by this Corporation; provided that in neither case shall the Corporation indemnify such director or officer with respect to any matters in which he shall be finally adjudged in any such action, suit, or proceeding to have been liable for negligence or misconduct in the performance of his duties as such director or officer.

The indemnification herein provided for, however, shall apply also in respect to any amount paid in compromise of any such action, suit, or proceeding or claim asserted against such director or officer (including expenses, counsel fees, and costs reasonably incurred in connection therewith), provided the Board of Directors shall have first approved such proposed compromise settlement and determined that the officer or director involved was not guilty of negligence or misconduct; but, in taking such action, any director involved shall not be qualified to vote thereon, and if for this reason a quorum of the Board cannot be obtained to vote on such matter, it shall be determined by a committee of three (3) persons appointed by the shareholders at a duly called special meeting or a regular meeting.

In determining whether a director or officer was guilty of negligence or misconduct in relation to any such matter, the Board of Directors or committee appointed by the shareholders, as the case may be, may rely conclusively upon an opinion of independent counsel selected by such Board or committee. The right of indemnification herein provided shall not be exclusive of any other rights to which such director or officer may be lawfully entitled.

IN WITNESS WHEREOF, I have hereunto set my hand on March 18, 2015.


KENNETH KUNYN YOO, Incorporator

ACKNOWLEDGMENT

This instrument was acknowledged before me in Polk County, Florida, on March 18, 2015, by KENNETH KUNYN YOO (☒) personally known to me, or (☐) driver's license verified identity (indicate by "X").


Notary Public

Prepared by:
JAMES M. WEAVER, PA
jimweaver@jakewaleslaw.net
240 E. Park Ave.
Lake Wales, FL 33853
883.876.6000



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REGISTERED AGENT CERTIFICATE

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE DESIGNATING PRINCIPAL PLACE OF BUSINESS OR
DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED.

SCARBOROUGH PROPERTIES, INC., desiring to organize and incorporate under Florida law with its principal office and its registered office as indicated in the Articles of Incorporation, has named **MATTHEW L. BELL** as its agent to accept service of process within this State in compliance with F.S. §48.091.

ACKNOWLEDGMENT

Having been named to accept service of process for the above Corporation at the place designated in this certificate, I hereby agree to act in this capacity and agree to keep the office open in compliance with F.S. §48.091.



MATTHEW L. BELL
Registered Agent

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