

# P17000033911

Florida Department of State

Division of Corporations

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## FLORIDA PROFIT/NON PROFIT CORPORATION KALAI PROPERTY, INC.

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**ARTICLES OF INCORPORATION**

**OF**

**KALAI PROPERTY, INC.**

**ARTICLE I - NAME**

The name of this corporation is:  
**KALAI PROPERTY, INC.**

**ARTICLE II - DURATION**

This corporation is to exist perpetually and it shall commence its existence as of the date of subscription and acknowledgment, provided such date is within five days from the date of filing, otherwise, on the date of filing.

**ARTICLE III - PURPOSE**

The purpose of this corporation is to transact any and all business permitted under the laws of the United States of America and the laws of the State of Florida.

**ARTICLE IV - CAPITAL STOCK**

This Corporation is authorized to issue 100 shares of Common Stock at \$1.00 Par Value.

Shares may be issued for such consideration, having a value not less than the par value of the shares issued therefore, as is determined from time to time by the board of directors.

Treasury shares may be disposed of by the corporation for such consideration as may be determined from time to time by the Board of Directors.

The consideration for the issuance of shares or for the disposal of treasury shares may be paid, in whole or in part, in cash or other property, tangible or intangible, or in labor or services actually performed for the corporation. Shares may not be issued until the full amount of the consideration therefore has been paid. When payment for the consideration for which shares are to be issued shall have been received by the corporation, such shares shall be deemed to be fully paid and non assessable.

**ARTICLE V - PREEMPTIVE RIGHTS**

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

**ARTICLE VI - INITIAL REGISTERED OFFICE, AGENT AND PLACE OF BUSINESS**

In accordance with §48.091 Florida Statutes, the street address of the initial registered office of this corporation is 3971 S.W. 8 Street, Suite 305, Miami, Florida 33134, and the name of the initial registered agent at that address is Mario A. Lamar, P.A. The principal place of business of this Corporation shall be

Prepared by:  
Mario A. Lamar, Esq.  
3971 S.W. 8 Street  
Miami, Florida 33134  
FL Bar No.: 156788  
(305) 442-4748

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TALLAHASSEE, FLORIDA

3971 S.W. 8 Street, Suite 305, Miami, Florida 33134.

#### **ARTICLE VII - INITIAL BOARD OF DIRECTORS**

This corporation shall have one director initially. The number of directors may be increased or decreased from time to time in such manners as may be prescribed by the Bylaws, but shall never be less than one.

#### **ARTICLE VIII - INITIAL DIRECTORS**

The name and street address of each of the members of the Initial Board of Directors of this corporation are:

Georgina Hurtado      5601 Collins Ave Apt #1709 Miami Beach Fl 33140

#### **ARTICLE IX - INDEMNIFICATION**

The corporation shall indemnify and hold harmless each person who shall serve at any time hereafter as a director or officer of the corporation, and any person who serves at the request of this corporation, as a director or officer of any other corporation, from and against any and all claims and liabilities to which such a person shall become subject by reason of his having heretofore or hereafter being a director or officer of the corporation, or by reason of any action alleged to have been heretofore or hereafter being a director or officer of the corporation, or by reason of any action alleged to have been heretofore or hereafter taken or omitted by him as such director or officer, and shall reimburse each such person for all legal and other expenses reasonably incurred by him in connection with any claim or liability provided that no person shall be indemnified against, or be reimbursed for, any expenses incurred in connection with any claim or liability as to which it shall be adjudged that such officer or director is liable for negligence or willful misconduct in the performance of his duties.

The rights accruing to any person under the foregoing provisions shall not include any other right to which he may be lawfully entitled nor shall anything herein contained restrict the right of the corporation to indemnify or reimburse such person in any proper case even though not specifically herein provided for.

No contract or other transaction between this corporation and any other corporation, and no act of this corporation shall in any way be effected or invalidated by the fact that any of the directors of the corporation are peculiarly or otherwise interested in, or are directors or officers of such other corporation; any director individually, or any firm of which any directors may be a member, may be a part to, or may be peculiarly or otherwise interested in, any contract or transaction of the corporation, provided that the fact he or such firm so interested shall be disclosed or shall have been known to the Board of Directors or such members thereof as shall be present at any meeting of the Board at which action upon any such contract or transaction shall be taken; and any director of the corporation who is also a director or officer of such other corporation or is so interested may be counted in determining the existence of a quorum at any meeting of the Board of Directors of the corporation which shall authorize any such contract or transaction, with the like force and effect as if he were not such director or officer of such other corporation or not so interested.

#### **ARTICLE X - REMOVAL OF DIRECTORS**

Any director or the entire Board of Directors may be removed, with or without cause, by a vote of the holders of a majority of the shares then entitled to vote at an election of Directors, at a special meeting of shareholders, called expressly for that purpose.

#### **ARTICLE XI - INCORPORATORS**

The name and street address of each subscriber of these Articles of Incorporation is:

Mario A. Lamar, P.A., 3971 S.W. 8 Street, Suite 305, Miami, Florida 33134.

#### ARTICLE XII - BY LAWS

The powers to adopt, alter, amend, or repeal By-Laws shall be vested in the Board of Directors. By-Laws adopted by the Board of Directors may be repealed or changed and new By-Laws may be adopted by the shareholders, and the shareholders may prescribe in any By-Laws made by them that such By-Law shall not be altered, amended, or repealed by the Board of Directors.

#### ARTICLE XIII - POWERS

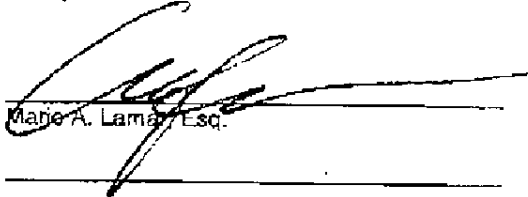
This corporation shall have all powers necessary or convenient to effect its purposes as enumerated in the Florida General Corporation Act.

All corporate powers shall be exercised by or under the authority of, and the business affairs of this corporation shall be managed under the direction of the Board of Directors.

#### ARTICLE XIV - AMENDMENT

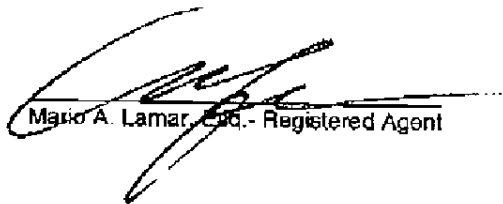
These Articles of Incorporation may be amended in the manner provided by Law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders and approved at a stockholders meeting by a majority of the stock entitled to vote thereon.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 11 day of April, 2017.

  
Marie A. Lamar, Esq.

#### ACCEPTANCE BY REGISTERED AGENT:

Having been named registered agent pursuant to §48.091 Florida Statutes, I hereby accept to act in this capacity, and agree to comply with the provisions of said statute.

  
Marie A. Lamar, Esq. - Registered Agent

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