

# GOLDBERG, GOLDSTEIN & BUCKLEY, P.A.

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FAX (941) 334-3039

**P95000060087**  
August 1, 1995

Secretary of State  
Division of Corporations  
Corporate Records Bureau  
Post Office Box 6327  
Tallahassee, Florida 32314

Re: Filing Articles of Incorporation  
Royal Tee Realty Corp.

Gentlemen:

Enclosed herewith please find two originally executed Articles of Incorporation for Royal Tee Realty Corp., together with my check in the amount of \$122.50 for the filing fee.

If you have any questions or require additional information, please do not hesitate to call me. Thank you for your prompt attention to this request.

Very truly yours,

*Steven P. Kushner*  
Steven P. Kushner  
Attorney at Law

Enclosures

*DMC*  
*8/3/95*

~~EFFECTIVE DATE~~

800001552428  
-08/03/95--01018--001  
\*\*\*\*122.50 \*\*\*\*122.50

## OTHER OFFICES

CAPE CORAL  
(941) 574-5575

PORT CHARLOTTE  
(941) 624-2393

NAPLES  
(941) 262-4888

SOUTH FORT MYERS  
(941) 433-6777

LEHIGH ACRES  
(941) 368-6101

BONITA SPRINGS  
(941) 495-0003

ARTICLES OF INCORPORATION  
OF  
ROYAL TEE REALTY CORP.

FILED

95 AUG -3 PM 12:43

TALLAHASSEE, FLORIDA

The undersigned subscribers to these Articles of Incorporation, being a duly incorporated Florida corporation, competent to contract, hereby forms a corporation for profit under the laws of the State of Florida.

ARTICLE I

NAME: The name of this corporation is ROYAL TEE REALTY CORP. and the address of the principal office is 3432 Cleveland Avenue, Fort Myers, Florida 33901.

ARTICLE II

NATURE OF BUSINESS: The corporation may engage in any activity or business permitted under the laws of the United States and of this State.

ARTICLE III

CAPITAL STOCK: The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is Three Hundred (300) shares of ONE DOLLAR (\$1.00) par value common stock. The consideration to be paid for each share shall be fixed by the Board of Directors from time to time.

ARTICLE IV

INITIAL CAPITAL: The amount of capital with which the corporation will begin business is Three Hundred Dollars (\$300.00).

ARTICLE V

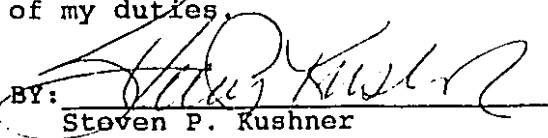
TERM OF EXISTENCE: This corporation shall have perpetual existence.

ARTICLE VI

INITIAL REGISTERED AGENT AND OFFICE: The street address of the initial principal office of this corporation is 3432 Cleveland Avenue, Fort Myers, Florida 39901. The name of the initial registered agent of this corporation is Steven P. Kushner, and the initial registered office is 1515 Broadway, Fort Myers, Florida 33902

Having been named to accept service of process for ROYAL TEE REALTY CORP., I hereby agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

ACCEPTED BY:

  
Steven P. Kushner

ARTICLE VII

DIRECTORS: The number of Directors shall be two (2) initially. The number of Directors may be increased or diminished from time to time by the By-Laws adopted by the Shareholders.

ARTICLE VIII

INITIAL DIRECTORS: The names and addresses of the initial Officers and Directors, who subject to the By-Laws of the Corporation shall hold office for the first year of existence of this Corporation or until his successor is elected and has qualified are:

NAME AND ADDRESS

Ronald Kapela  
3434 Cleveland Avenue  
Fort Myers, Florida 33901

Director/President

Mary Beth Korn  
3434 Cleveland Avenue  
Fort Myers, Florida 33901

Director/  
Secretary/Treasurer

SUBSCRIBERS: The names and addresses of the Subscribers to these Articles of Incorporation is as follows:

NAME AND ADDRESS

Ronald Kapela  
3434 Cleveland Avenue  
Fort Myers, Florida 33901

Mary Beth Korn  
3434 Cleveland Avenue  
Fort Myers, Florida 33901

ARTICLE IX

EFFECTIVE DATE: These Articles of Incorporation shall be effective upon approval by the Secretary of State of the State of Florida.

ARTICLE X

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 Shareholders and approved at a shareholders' meeting by a majority of the stock entitled to vote thereon, unless all of the Directors and all of the Shareholders sign a written statement manifesting their intention that a certain amendment to the Articles of Incorporation be made.

#### ARTICLE XI

INDEMNIFICATION: In the event that an officer or director is sued by any party, other than the Corporation with regard to alleged actions or omissions by said officer or director taken in the course of their duty to the Corporation and their activity on behalf of the Corporation in such official capacity, the Corporation shall, to the extent allowable at law, fully indemnify such officer or director with regard to any damages, judgments or claims, together with any and all court costs and reasonable attorneys fees incurred, at trial or at the appellate level. The foregoing indemnification, however, shall be applicable only where such alleged wrongdoings relate to the advancing of the best interests of the Corporation, and do not evidence any wanton or willful intent, gross negligence or gross recklessness, as determined by the Board of Directors. Upon approval by the Board, the Corporation, to the extent allowable by law, may defray the costs of defending any litigation filed against such officer or director in accordance with, and subject to the limitations set forth immediately above. The Board of Directors shall make such determination in their sole discretion and may elect to defray such costs without any requirement that a judgment be obtained by a plaintiff as a prerequisite to defraying such expense.

IN WITNESS WHEREOF, we have hereunto set our hands and seals,  
acknowledged and filed the foregoing Articles of Incorporation,  
under the laws of the State of Florida, this 31st day of July,  
1995.

ROYAL TEE REALTY CORP.  
a Florida corporation

Ruth L Lewis  
Witness

BY: Ronald Kapela (SEAL)  
Ronald Kapela, President

Dale Marie Schmidt  
Witness

BY: Mary Beth Korn (SEAL)  
Mary Beth Korn  
Secretary/Treasurer

State of Florida )  
County of Lee )

The foregoing instrument was acknowledged before me this  
31st day of July, 1995, by Ronald Kapela and Mary  
Beth Korn who are X personally known to me or \_\_\_\_\_ have  
produced \_\_\_\_\_,  
\_\_\_\_\_ and \_\_\_\_\_ (type of  
identification) as identification and who did/did not take an oath.

Dale Marie Schmidt  
Notary Public  
Name: DALE MARIE SCHMIDT  
Certificate No. \_\_\_\_\_  
OR Serial No. CC 162045

My Commission Expires:

11/19/95

(SEAL)



DALE MARIE SCHMIDT  
MY COMMISSION # CC 162045 EXPIRES  
November 19, 1995  
BONDED THRU TROY FAIR INSURANCE, INC