

P 96000 / 1664

ATTORNEY AT LAW  
400 N. RYDING ROAD  
ST. CLOUD, FLORIDA 34169

TELEPHONE  
(407) 882-2222

FAX  
(407) 882-8110

January 29, 1996

Department of State  
Division of Corporations  
The Capitol  
Tallahassee, FL 32304

Re: VINE STREET INVESTMENT PROPERTIES, INC.

600001702586  
-01/31/96--01043--000  
\*\*\*\*122.50 \*\*\*\*122.50

Dear Sir or Madam:

Enclosed is the original and one copy of the Articles of Incorporation for the above-named proposed Florida corporation. Also enclosed is our firm's check in the amount of \$122.50, representing payment for the Charter Tax, Filing Fee, Certified Copy Fee, and Registered Agent's Fee.

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

Thank you for your courtesies in this matter.

Very truly yours,

*Addison E. Walker*

ADDISON E. WALKER

AEW/mw  
Encls.

FILED  
96 JAN 31 PM 10:01  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*2-7-96*

ARTICLES OF INCORPORATION  
OF  
VINESTREET INVESTMENT PROPERTIES, INC.

FILED  
96 JAN 31 AM 10:02  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a corporation under the Florida Corporation Act, hereby adopts the following ARTICLES OF INCORPORATION.

ARTICLE I

The name of the corporation is VINESTREET INVESTMENT PROPERTIES, INC. The initial principal office and mailing address of the corporation is 612 West Vine Street, Kissimmee, Florida 34741.

ARTICLE II

The duration of the corporation shall be perpetual. Corporate existence shall commence as of the date these Articles are filed with the Secretary of State.

ARTICLE III

The general purposes for which the corporation is organized are:

1. To conduct a real estate brokerage and agency business, to include all enterprises and undertakings related to and involving the business of mortgage brokers and loan brokers.

2. To buy, sell, exchange, lease, option, grant, improve, develop, repair, manage, maintain, and operate real property of every kind as principal, agent, or broker, on commission or otherwise, and to do everything suitable, proper, and conducive to a real estate brokerage and agency business.

3. To own, hold, rent, lease, manage, encumber, mortgage, improve, exchange, buy, and sell real property, collect rents, or to otherwise invest in real estate, and options thereto, and to have and exercise all powers, rights, and privileges necessary and related to real estate investment and management.

4. To transact any other trade or business which can, in the opinion of the management of the corporation, be advantageously carried on in connection with or auxiliary to the general purposes of the corporation, and to engage in any activity or business permitted under the laws of the United States and of the State of Florida.

#### ARTICLE IV

The maximum number of shares of stock that this corporation is authorized to issue and have outstanding at any one time is one hundred (100) shares of common stock having a par value of ONE (\$1.00) DOLLAR per share. The stock shall be issued and redeemed as follows:

1. The consideration to be paid for each share shall be fixed by the Board of Directors and any and all shares so issued, the full consideration for which has been paid or delivered, shall be deemed fully paid stock, and not liable to any further call or assessment thereon, and the holders of such shares shall not be liable for any further payments thereon.

2. The capital stock may be paid for in property, labor, or services at a just valuation to be fixed by the incorporator, or by the director or directors.

3. The stock shall be issued from time to time as may be determined by the Board of Directors.

4. Upon dissolution or liquidation of the corporation, the holders of the stock shall be entitled to distribution as holdings may appear upon the stock record of the corporation.

#### ARTICLE V

The presence, at any stockholders meeting, in person or by proxy, of persons entitled to vote a simple majority of the shares of the corporation then issued and outstanding shall constitute a quorum for the transaction of business. The affirmative vote of a simple majority of the outstanding shares of the corporation shall be the act of the stockholders.

#### ARTICLE VI

These ARTICLES OF INCORPORATION may be amended in the manner provided by law. The amendment shall be approved by the Board of Directors, proposed by them to the stockholders and approved at a stockholders meeting by a simple majority of the stock entitled to vote, unless all of the directors and all of the stockholders sign a written document stating their intention that a certain amendment of these ARTICLES OF INCORPORATION be made.

#### ARTICLE VII

The initial street address of the registered office of the corporation in the State of Florida is 612 West Vine Street, Kissimmee, Florida 34741. The name of the initial registered agent at that address is MARTIN L. VAN DEN BERG. The corporation may

move its principal office to places within the State of Florida.

ARTICLE VIII

The name and address of the person signing these ARTICLES OF INCORPORATION as the Incorporator is:

NAME	ADDRESS
MARTIN L. VAN DEN BERG	731 Shore Drive Kissimmee, FL 34744

IN WITNESS WHEREOF, the undersigned, as Incorporator, has executed and subscribed the foregoing ARTICLES OF INCORPORATION on this 29<sup>th</sup> day of January, 1996.

  
MARTIN L. VAN DEN BERG

STATE OF FLORIDA  
COUNTY OF OSCEOLA

BEFORE ME, a Notary Public, personally appeared MARTIN L. VAN DEN BERG, to me known to be the person described as Incorporator, and who executed the foregoing ARTICLES OF INCORPORATION, and who did duly swear before me that he subscribed to these ARTICLES OF INCORPORATION on the 29<sup>th</sup> day of January, 1996.

  
NOTARY PUBLIC, State of FL  
My Commission Expires:



MARY L. WALKER  
MY COMMISSION # CC249228 EXPIRES  
January 19, 1997  
BONDED THRU TROY FARM INSURANCE, INC.

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


In compliance with Section 48.091, Florida Statutes, and  
Chapter 607 et seq., Florida Statutes, the following is submitted:

That VINESTREET INVESTMENT PROPERTIES, INC., desiring to  
organize under the laws of the State of Florida, with its principal  
office, as indicated in the ARTICLES OF INCORPORATION, has named  
MARTIN L. VAN DEN BERG, located at 612 West Vine Street, Kissimmee,  
Florida 34741, as its agent to accept service of process within  
this state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above  
named Corporation, at the place designated in this certificate, the  
undersigned agrees to act in this capacity, and agrees to comply  
with the provision of Florida Law relative to keeping the  
designated office open.

Jan. 29, 1996  
Date

  
MARTIN L. VAN DEN BERG  
Registered Agent

FILED  
96 JAN 31 AM 10:02  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA