

P910000087655

JAMES A. HARTMAN, P.A.

ATTORNEYS AT LAW  
A PROFESSIONAL ASSOCIATION

October 18, 1996

VIA FEDERAL EXPRESS

Florida Department of State  
Division of Corporations  
409 East Gaines Street  
Tallahassee, FL 32399

900001982309--6  
-10/22/96--01040--017  
\*\*\*\*122.50 \*\*\*\*122.50

Re: Lee/Florida Developer's Corp.

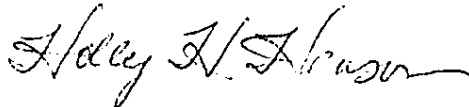
Dear Sir/Madam:

Enclosed please find two (2) duplicate originals of the Articles of Incorporation for the above-referenced corporation, together with check #7248 in the amount of \$122.50, in payment of the filing fee, certified copy charges and registered agent designation fee.

Please return the certified copy of the Articles to the undersigned in the enclosed Federal Express envelope provided for your convenience.

Thank you for your attention to this matter. If you have any questions, please contact the undersigned at (407)425-2543.

Very truly yours,



Holly H. Henson

/hh

Enclosures

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
96 OCT 21 AM 10:37

cf 10/21/96

ARTICLES OF INCORPORATION

OF

LEE/FLORIDA DEVELOPER'S CORP.

FILED  
OFFICE OF STATE  
CORPORATIONS  
95 OCT 21 PM 10:37

THE UNDERSIGNED, being of legal age and competent to contract, for the purpose of organizing a corporation pursuant to the laws of the State of Florida, does hereby adopt the following Articles of Incorporation, and does hereby agree and certify as follows:

**ARTICLE I**

Name and Address

The name of this Corporation shall be LEE/FLORIDA DEVELOPER'S CORP. and its physical and mailing address shall be c/o James A. Hartman, P.A. 400 East South Street, Suite 200, Orlando, FL 32801.

**ARTICLE II**

Commencement of Corporate Existence

This Corporation shall commence corporate existence upon the filing of these Articles, and shall have perpetual existence unless sooner dissolved according to law.

**ARTICLE III**

Purposes and General Powers

The purposes of this Corporation shall be to engage in any and all lawful activities permitted under the Florida General Corporation Act, as the same now exists and as hereafter amended.

**ARTICLE IV**

Capital Stock

1. Number and Class of Shares Authorized: Par Value. The capital stock authorized, the par value thereof, and the class of such stock shall be as follows:

| <u>Number of<br/>Shares Authorized</u> | <u>Par Value<br/>Per Share</u> | <u>Class<br/>of Stock</u> |
|--|--------------------------------|---------------------------|
| 7,500                                  | \$1.00                         | Common                    |

The consideration for all of the above stock shall be payable in cash, property (tangible and intangible), labor or services in lieu of cash, (at a just valuation to be fixed by the Board of Directors of the Corporation).

2. Voting Rights. The Common Stock shall possess and exercise exclusive voting rights and at all meetings of the shareholders, each record holder of such stock shall be entitled to one vote for each share held. Shareholders holding Common Stock shall have no cumulative voting rights in any election of directors of the Corporation.

3. Preemptive Rights. No shareholder of the Corporation shall have the right, upon the sale for cash or otherwise, of any new stock of the Corporation or of any stock of the Corporation held by it in its treasury or otherwise, of the same or any other kind, class or series as that which he already holds, to purchase his pro rata or any other share of such stock at the same price at which it is offered to others or any other price.

## **ARTICLE V**

### **Initial Registered Office and Agent**

The initial registered office of this Corporation shall be located at, and the initial registered agent of the Corporation shall be James A. Hartman, P.A. at 400 East South Street, Suite 200, Orlando, Florida 32801.

## **ARTICLE VI**

### **Initial Board of Directors**

This Corporation shall have two (2) directors initially. The number of directors may be either increased or diminished from time to time as provided in the Corporation's bylaws. The names and street addresses of the initial directors of this Corporation are:

Feng-Yu Lee  
James A. Hartman

Director  
Director

Directors may be removed with or without cause.

## **ARTICLE VII**

### **Incorporator**

The name and street address of the person signing these Articles as Incorporator is: James A. Hartman, Esquire of 400 East South Street, Suite 200, Orlando, Florida 32801.

## **ARTICLE VIII**

### **Bylaws**

Except as otherwise provided by law, the power to adopt, alter, amend or repeal the bylaws of this Corporation shall be vested in the Board of Directors.

## **ARTICLE IX**

### **Indemnification**

In addition to any rights and duties under applicable law, the Corporation shall indemnify and hold harmless all of its directors, officers, employees and agents, and former directors, officers, employees and agents from and against all liabilities and obligations, including attorneys' fees, incurred in connection with any actions taken or failed to be taken by said directors, officers, employees and agents in their capacity as such except for willful misconduct or gross negligence.

## **ARTICLE X**

### **Conflicts of Interest**

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

## **ARTICLE XI**

### **Limited Liability of Shareholders**

The private property of the shareholders shall not be subject to payment of the Corporation's debts to any extent.

## **ARTICLE XII**

### **Amendment**

This Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

## **ARTICLE XIII**

### **Headings and Captions**

The headings and captions of these various articles are inserted for convenience and none of them shall have any force or effect, and the interpretation of the various articles shall not be influenced by any

of said headings or captions.

IN WITNESS WHEREOF, the undersigned being the incorporator hereinbefore named, for the purpose of forming a corporation under and pursuant to the laws of the State of Florida to do business both within and without the State of Florida, hereby makes and files these Articles of Incorporation declaring and certifying that the facts stated herein are true, and hereby subscribe thereunto and hereunto sets his hand and seal this 18<sup>th</sup> day of October, 1996.

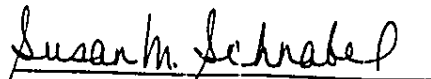
  
James A. Hartman

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before this 18<sup>th</sup> day of October, 1996, by James A. Hartman as Incorporator of Lee Florida Developer's Corp. on behalf of said corporation. He is personally known to me and did not take an oath.



SUSAN M SCHNABEL  
My Commission CC340706  
Expires Mar. 29, 1998  
Bonded by HAI  
800-422-1555

  
Notary Public, State of Florida  
Print Name: Susan M. Schnabel  
Commission # CC 340706  
My Commission Expires: 3/29/98

**CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR THE  
SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA AND REGISTERED AGENT  
UPON WHOM PROCESS MAY BE SERVED**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

**LEE/FLORIDA DEVELOPER'S CORP.**

desiring to organize as a corporation under the laws of the State of Florida with its registered office at

**400 E. South Street, Suite 200  
Orlando, Florida 32801**

has named and designated

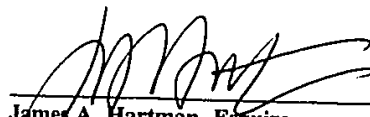
**James A. Hartman, Esquire**

as its Registered Agent to accept service of process within the State of Florida.

**ACKNOWLEDGEMENT**

Having been named to accept service of process for the above-named corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties as Registered Agent.

DATED this 18th day of October, 1996.

  
James A. Hartman, Esquire  
Registered Agent

95 OCT 21 AM 10:57  
STATE  
CLERK