

# United Land Corporation

Licensed Real Estate Brokerage Firm

Walter A. Kehoe, President  
Broker

P97000018736  
February 3, 1997

Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

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\*\*\*122.50 \*\*\*122.50

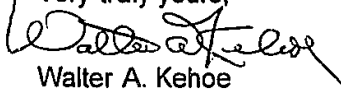
Re: Articles of Incorporation of United Land Developers, Inc.

Dear Sir or Madam:

Enclosed you will find the original and a copy of the Articles of Incorporation of United Land Developers, Inc. together with the designation of registered agent.

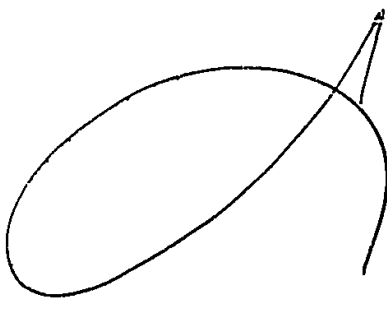
A check for \$122.50 is provided for the cost of filing and the certified copy. Please return the certified copy to me in the enclosed self-addressed stamped envelope provided.

Very truly yours,

  
Walter A. Kehoe

WAK/clm

encl.

 2/28

FILED  
97 FEB 24 AM 10:24  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**ARTICLES OF INCORPORATION  
OF  
UNITED LAND DEVELOPERS, INC.**

**FILED**  
97 FEB 24 AM 10:24  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

I, WALTER A. KEHOE, being of legal age, do hereby certify the formation of a corporation under the laws of the State of Florida.

**ARTICLE I.**  
**NAME**

The name of this corporation shall be UNITED LAND DEVELOPERS, INC.

**ARTICLE II.**  
**TERM**

The existence of this corporation shall begin February 24, 1997, and shall continue perpetually thereafter until dissolved according to law.

**ARTICLE III.**  
**GENERAL NATURE OF BUSINESS**

The general nature of business to be transacted by this corporation is to purchase, hold, sell, develop and lease improved and unimproved real estate; to mortgage and encumber the same; to erect, operate, manage, care for and maintain, extend and alter buildings thereon; and to provide management services for other persons, firms, corporations, partnerships, joint ventures, trusts, associations, and other entities similarly engaged; and to engage

in any activity or business permitted under the laws of the United States of America and of the State of Florida.

ARTICLE IV.  
CAPITAL STOCK

The maximum number of shares that this corporation is authorized to have outstanding at any one time is 1000 shares fully paid, \$1.00 par value common stock. Common stock of the corporation shall be issued as "small business corporation" stock in accordance with a plan or plans under the provisions of Section 1244 of the Internal Revenue Code of 1954, as amended.

ARTICLE V.  
NO PRE-EMPTIVE RIGHTS GRANTED

No stockholder of any class of stock of this corporation shall be entitled to pre-emptive rights to purchase unissued or treasury shares of the corporation convertible into or carrying a right to subscribe to or acquire shares of any such unissued or treasury shares, except to the extent that, and upon such terms as the Board of Directors may from time to time determine.

ARTICLE VI.  
STREET AND MAILING ADDRESS OF INITIAL REGISTERED  
OFFICE AND NAME OF INITIAL REGISTERED AGENT

The initial street address of the principal place of business of this corporation is 315 11th Avenue North, Jacksonville Beach, Florida 32250. The initial registered agent is Thomas F. McMorrow,

Esquire, 1301 Riverplace Boulevard, Suite 1836, Jacksonville,  
Florida 32207.

ARTICLE VII.  
INITIAL DIRECTORS

The number of directors of this corporation initially shall be one, which number may be increased or decreased pursuant to the bylaws of the corporation; so long as there are less than three stockholders, the number of directors may be less than three. The name of the director who shall act until the first annual meeting or until his successor(s) are duly chosen and qualify is:

Walter A. Kehoe  
315 11th Avenue North  
Jacksonville Beach, Florida 32250

ARTICLE VIII.  
SUBSCRIBERS

The names and street addresses of the subscriber to these Articles of Incorporation is:

Walter A. Kehoe  
315 11th Avenue North  
Jacksonville Beach, Florida 32250

ARTICLE IX.  
AMENDMENT OR ARTICLES OF INCORPORATION

The corporation reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation in the manner now or hereafter prescribed by law, and all rights

conferred on stockholders herein are granted subject to this reservation.

IN WITNESS WHEREOF, I, Walter A. Kehoe, being the original subscriber to the capital stock hereinbefore named, for the purpose of forming a corporation to do business both within and without the State of Florida, under the laws of the State of Florida, do make subscribe, acknowledge and file these Articles, hereby declaring and certifying that the facts herein stated are true, and hereunto set my hand and seal this 18<sup>th</sup> day of February, 1997.

  
Walter A. Kehoe



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

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In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

FIRST: That United Land Developers, Inc., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, to be in the City of the Jacksonville Beach, County of Duval, State of Florida, has named Thomas F. McMorrow, Esquire, located at 1301 Riverplace Boulevard, Suite 1836, Jacksonville, Florida 32207, as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process of the above stated corporation, at the place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.

  
Thomas F. McMorrow

FILED  
FEB 24 AM 10:24  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA