



THE UNITED STATES  
CORPORATION  
COMPANY

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99 JUN 18 AM 9:54

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ACCOUNT NO. : 072100000032

REFERENCE : 280310 130991A

AUTHORIZATION :

Patricia Pizito

COST LIMIT : \$ 70.00

ORDER DATE : June 18, 1999

ORDER TIME : 3:57 PM

ORDER NO. : 280310-005

CUSTOMER NO: 130991A

CUSTOMER: Daniel J. Santaniello, Esq  
LUKS, KOLEOS & SANTANIELLO  
LUKS, KOLEOS & SANTANIELLO  
Suite 1050  
515 E. Las Olas Boulevard  
Fort Lauderdale, FL 33301

DOMESTIC FILING

NAME: BALATA GOLF CO.

EFFECTIVE DATE:

400002909854--4

XX ARTICLES OF INCORPORATION

       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

       CERTIFIED COPY

XX PLAIN STAMPED COPY

       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Jeanine Reynolds

EXAMINER'S INITIALS:

PH 6/21/99 ✓

RECEIVED

99 JUN 18 PM 4:04

**ARTICLES OF INCORPORATION**

The undersigned, Evan Rabinowitz, natural persons competent to contract and acting as the Incorporator of Balata Golf Co., a corporation organized and made existent pursuant to the Florida Business Corporation Act, hereby adopt the following Articles of Incorporation:

**ARTICLE I**  
**CORPORATION'S NAME & STREET ADDRESS:**

The name of this Corporation is *Balata Golf Co.*, located and operating at the following address: 6071 Kemper Lakes Drive, Lake Worth, Florida 33463.

**ARTICLE II**  
**DURATION OF EXISTENCE:**

This Corporation is to exist perpetually.

**ARTICLE III**  
**PURPOSE:**

This Corporation may engage in any activities or business permitted under the laws of the United States of America or the State of Florida, and has the power to transact national and international business.

**ARTICLE IV**  
**INCORPORATOR'S NAME & ADDRESS:**

This Corporation's incorporator(s) name(s) & address(es) is/are as follows:

Evan Rabinowitz, 6071 Kemper Lakes Drive, Lake Worth, Florida 33463.

**ARTICLE V**  
**REGISTERED AGENT'S NAME & ADDRESS:**

This Corporation's registered agent and address is as follows: Evan Rabinowitz, 6071 Kemper Lakes Drive, Lake Worth, Florida 33463.

**ARTICLE VI**  
**INITIAL BOARD OF DIRECTORS:**

This Corporation shall have two (2) directors initially. The number of directors may be either increased or decreased from time to time by amendment of the corporation's bylaws in the manner provided by law, but shall never be less than one (1).

The name(s) and address(es) of the initial board of director(s) is/are as follows:

Evan Rabinowitz, 6071 Kemper Lakes Drive, Lake Worth, Florida 33463.

Robert Constantine, 781 N Pine Island Road, Suite 303, Plantation, Florida.

## **ARTICLE VII**

### **PROVISIONS GOVERNING DIRECTORS**

**A. QUALIFICATIONS:** Directors of this Corporation do have to be stockholders of this Corporation, but do not have to be United States citizens.

**B. RELOCATION OF OFFICES:** The board of directors may move the corporate office to any other address, upon proper election and vote.

**C. VOTING:** One Hundred Percent (100%) of the directors shall constitute a quorum for a meeting of the board of directors of this Corporation. If a quorum is present, the affirmative vote of a majority of the directors present, or if a director has abstained from voting because of an interest in the matter to be voted upon, the unanimous vote of the directors present and voting shall be the act of the board of directors.

**D. INFORMAL ACTION:** If the required majority of the directors or shareholders severally or collectively consent in writing to any action taken or to be taken by the corporation, and the writings evidencing their consent are filed with the Secretary of the corporation, the action shall be as valid as though it had been authorized at a meeting of the Board of Directors or Shareholders.

**E. INDEMNIFICATION:** In order to induce officers or directors of the corporation to serve or continue to serve as such, the corporation shall indemnify and hold harmless each person who shall serve at any time 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 person shall become subject by reason of his having heretofore or hereafter taken or omitted any legal action as director or officer, and shall reimburse each such person for all legal and other expenses reasonably incurred by him in connection with any such claim or liability; provided that no connection with any finding or judgment of gross negligence or willful misconduct in the performance of his duties.

The rights accruing to any person under the foregoing provisions shall not exclude 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 though not specifically provided for herein.

**F. CONFLICT OF INTEREST:**

(A) No contract or other transaction shall be either void or voidable because it is between a corporation and one and more of its directors or officers, or between a corporation and any other corporation, firms, entities, persons, individuals, partnerships, or associations in which one or more of its directors or officers, are financially interested, or by reason alone that such directors and/or officers is/are present at the meeting of the board of directors or of a committee or corporate meeting which approves such contract or transaction, or that their vote is/are counted for such purpose.

1. If the fact of such common directorship, officership or financial interest is disclosed or known to the shareholders entitled to vote thereon and such contract or transaction is approved by vote of the shareholders; or

2. If such directorship, officership or financial interest is disclosed or known to the shareholders entitled to vote thereon and such contract or transaction is approved by vote of the shareholders; or

3. If the contract or transaction is fair and reasonable as to the corporation at the time it is approved by the board of directors or corporate committee or shareholders.

(B) Common or interested directors may be counted in determining the existence of a quorum at a meeting of the corporate board or committee which may ratify such contract or transaction.

**G. GROUNDS FOR REMOVAL OF OFFICE:** At a meeting of the shareholders, called expressly for this purpose, any and all directors or officers may be removed with or without cause by a majority vote of the shareholders entitled to vote at an election of the board.

**ARTICLE VIII**  
**ELECTION OF A TRUSTEE**

A majority of directors or shareholders severally or collectively may appoint a blank trust at their discretion, at any time, if a conflict of ownership arises. The named trustee will have the managing and decision making power and all other powers otherwise inherent in the corporate board or directors. The trust will serve until such time that there is no longer a conflict of ownership and/or until the appointing board of directors elects to relieve the trustee of his duties of a court order, at which such time the appointing board will resume power and duties.

**ARTICLE IX**  
**CAPITAL STOCK:**

The maximum number of shares of common stock that this corporation is initially allowed to issue is one thousand (1000) shares. Said shares shall be single class and shall have a par value of One Dollar (\$1.00) per share.

## **ARTICLE X**

### **CUMULATIVE VOTING**

In any election of directors by the shareholders, each shareholder of record shall have the right to cumulate their shares and to give one candidate as many votes as the number of directors to be elected multiplied by the number of their shares, or to distribute them on the same principle among as many candidates as they see fit, provided however, that notice shall be given by any shareholder to the President or Board of the Corporation not less than 48 hours before the time fixed for the holding of the meeting for the election of directors that he/she intends to cumulate their votes as such election. This right to vote cumulatively shall not be further restricted or qualified by any provision in the bylaws of the corporation.

## **ARTICLE XI**

### **PRE-EMPTIVE RIGHTS**

Each shareholder of this corporation shall have the first right to purchase shares (and any securities and/or bonds convertible into shares) of any class, kind, or series of stock or bonds in this corporation that may from time to time be issued (whether or not presently authorized), including but not limited to shares from the treasury of this corporation or shares issued in exchange for services rendered, in the ratio that the number of shares they hold at the time of issue bears to the total number of shares outstanding, exclusive of treasury shares. This right shall be deemed waived by any shareholder who does not exercise it and pay for the shares preempted within thirty (30) days of receipt of a notice in writing from the corporation, stating the prices, terms, and conditions of the issue of shares, and inviting him/her to exercise their preemptive rights. This right may also be waived by affirmative written waiver submitted by the shareholder to the corporation within thirty (30) days of receipt of notice from the corporation or as soon as said shareholder is on reasonable notice of his/her preemptive right's issuance effect.

## **ARTICLE XII**

### **PROVISIONS GOVERNING SHAREHOLDERS:**

A. **SPECIAL MEETINGS:** Special meetings of stockholders may be called upon by a majority of the existing shareholders.

B. **QUORUM AND VOTING:** A majority of the shares entitled to vote, represented in person or by proxy, shall constitute a quorum at a meeting of the stockholders.

If a quorum is present, the affirmative vote of a majority of the shares represented at the meeting and entitled to vote on the subject matter shall be the act of the stockholders.

If a quorum of the board of directors, are present, the affirmative vote of the majority of said board of directors, represented at the meeting and entitled to vote on the subject matter shall be the act of the board of directors, only when a board vote is applicable; however, a shareholders' vote shall always be controlling and dominating.

**ARTICLE XIV**  
**RESTRICTION ON DIRECTORS' AUTHORITY  
TO MORTGAGE OR PLEDGE ASSETS:**

The Corporate Board of Directors may not authorize the mortgaging, pledge or creation of a security interest in any and all of the corporate property or assets for the purpose of securing the payment or performance of any obligation of the corporation, without prior shareholder approval of each such transaction by the vote or written consent of the holders of a majority of the shares of the corporation entitled to vote thereon and not otherwise.

**ARTICLE XV**  
**AMENDMENT OF ARTICLES AND BYLAWS**

**A. ARTICLES OF INCORPORATION.** The power to adopt, alter, amend or repeal the Articles of Incorporation of this Corporation shall be vested in the Shareholders by a majority vote of the stock.


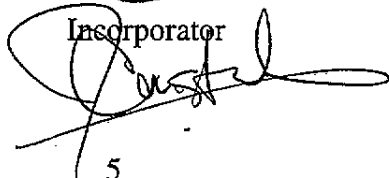
**B. BYLAWS.** The power to adopt, alter, amend or repeal the Bylaws of this Corporation shall be vested in the Shareholders by a majority vote of the stock.

**ARTICLE XVI**  
**OFFICERS**

This corporation shall have a President, Vice-President, Secretary and Treasurer, and any such other officers as may be created from time to time as authorized by its By-Laws.

The names and addresses of the initial officers are as follows:

- |                           |   |
|---------------------------|---|
| <b>A. President:</b>      | Evan Rabinowitz, 6071 Kemper Lakes Drive, Lake Worth, Florida 33463.        |
| <b>B. Vice-President:</b> | Robert Constantine, 781 N Pine Island Road, Suite 303, Plantation, Florida. |

  
\_\_\_\_\_  
Incorporator  
  
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Balata Golf Co.  
Articles of Incorporation

I, Evan Rabinowitz, have read, understand and agree to accept the responsibilities as a  
Registered Agent, as set forth and required by the laws of the State of Florida



Registered Agent

FILED  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA