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J. Shivers JUL 06 2005

CORPDIRECT AGENTS, INC. (formerly CCRS)  
515 EAST PARK AVENUE  
TALLAHASSEE, FL 32301  
222-1173

FILING COVER SHEET  
ACCT. #FCA-14

CONTACT: KATIE WONSCH

DATE: 07/05/2005

REF. #: 000242.39811

CORP. NAME: 3050 RAVENSWOOD ASSOCIATION, INC.

- ARTICLES OF INCORPORATION     ARTICLES OF AMENDMENT     ARTICLES OF DISSOLUTION  
 ANNUAL REPORT     TRADEMARK/SERVICE MARK     FICTITIOUS NAME  
 FOREIGN QUALIFICATION     LIMITED PARTNERSHIP     LIMITED LIABILITY  
 REINSTATEMENT     MERGER     WITHDRAWAL  
 CERTIFICATE OF CANCELLATION  
 OTHER:

STATE FEES PREPAID WITH CHECK# 513210 FOR \$ 70.00

AUTHORIZATION FOR ACCOUNT IF TO BE DEBITED:

\_\_\_\_\_ COST LIMIT: \$ \_\_\_\_\_

PLEASE RETURN:

- CERTIFIED COPY     CERTIFICATE OF GOOD STANDING     PLAIN STAMPED COPY  
 CERTIFICATE OF STATUS

Examiner's Initials

05 JUL -5 PM 3:31  
SECRETARY OF STATE  
DIVISION OF CORPORATE AFFAIRS

ARTICLES OF INCORPORATION  
OF  
3050 RAVENSWOOD ASSOCIATION, INC.

The undersigned hereby associate themselves together for the purpose of becoming incorporated under the laws of the State of Florida applicable to corporations not for profit and with the powers hereinafter set forth:

ARTICLE I - NAME

The name of this corporation shall be: 3050 Ravenswood Association, Inc., and its principal place of business shall be: 2101 South Andrews Avenue, Suite 103, Fort Lauderdale, Florida 33316.

The corporation is sometimes referred to as "Association".

ARTICLE II - TERM OF EXISTENCE

The term of this corporation is perpetual.

ARTICLE III - NATURE OF BUSINESS

This corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida, including specifically that permitted by Chapter 617, Florida Statutes; provided this corporation may not engage in any activity for profit .

ARTICLE IV - PURPOSE

The purpose of this corporation is to provide the members with an organization for the operation and management of the improved property which is known as 3050 Ravenswood Warehouse Center and its common areas located in Broward County, Florida.

The corporation shall have the following powers: The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the By-Laws of said corporation.

ARTICLE V - MEMBERS

The record owners, from time to time, of the UNITS of 3050 Ravenswood Warehouse Center.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
05 JUL -5 PM 3:31

ARTICLE VI - DIRECTORS

The number of directors constituting the initial Board of Directors shall be three (3) persons. The names and addresses of each person serving on the initial Board of Directors are as follows:

NAME:	ADDRESS:
EDWARD A. MATSON	2101 South Andrews Avenue, Suite 103 Fort Lauderdale, Florida 33316
JAMES F. BIAGI	2101 South Andrews Avenue, Suite 103 Fort Lauderdale, Florida 33316
DAVID A. MATSON	2101 South Andrews Avenue, Suite 103 Fort Lauderdale, Florida 33316

Directors shall be elected annually by the members as provided in the Bylaws of the corporation.

ARTICLE VII - MANAGEMENT OF CORPORATION BY INITIAL OFFICERS

The following initial officers shall manage the affairs of the corporation and such officers shall be selected or appointed for a term of one (1) year, or until such time as the Bylaws may provide:

Director/President:	EDWARD A. MATSON
Director/Vice-President:	JAMES F. BIAGI
Director/Secretary:	DAVID A. MATSON

ARTICLE VIII - INDEMNIFICATION

Every Director and every officer of the corporation shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him or her in connection with any proceedings to which he or she may be a party or in which he or she may become involved, by reason of his or her being or having been a Director or officer of the Association, or any settlement thereof, whether or not he or she is a Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided, that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the Association. The

foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

ARTICLE IX - BYLAWS

The Directors of the corporation shall have the right to make and adopt such Bylaws as they shall deem proper and advisable and such Bylaws shall be made, altered or rescinded upon a two-thirds vote of all of the Board of Directors at any regular or special Board of Directors meeting of the corporation called for that purpose.

ARTICLE X - SUBSCRIBERS

The names and addresses of the subscribers of these Articles of Incorporation are:

NAME:	ADDRESS:
EDWARD A. MATSON	2101 South Andrews Avenue, Suite 103 Fort Lauderdale, Florida 33316
JAMES A. BIAGI	2101 South Andrews Avenue, Suite 103 Fort Lauderdale, Florida 33316
DAVID A. MATSON	2101 South Andrews Avenue, Suite 103 Fort Lauderdale, Florida 33316

ARTICLE XI - REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 2101 South Andrews Avenue, Suite 103, Fort Lauderdale, Florida 33316, and the name of the initial registered agent of this corporation at the address given above is: J. PATRICK DYAL, Rogers, Morris & Ziegler, 1401 East Broward Boulevard, Suite 300, Fort Lauderdale, Florida 33301.

The undersigned states that he is familiar with and accepts the duties and responsibilities as registered agent.

BY:   
J. PATRICK DYAL

IN WITNESS WHEREOF, WE, the undersigned, being the original Incorporators of the foregoing corporation, do hereby certify that the foregoing constitutes the proposed Articles of Incorporation of 3050 RAVENSWOOD ASSOCIATION, INC., a Florida not for profit corporation, and we hereby declare and certify that the statements herein stated are true.

*Edward A. Matson*  
EDWARD A. MATSON

*James F. Biagi*  
JAMES F. BIAGI

*David A. Matson*  
DAVID A. MATSON

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared EDWARD A. MATSON, JAMES F. BIAGI and DAVID A. MATSON, to me well known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged then and there before me that they executed said instrument for the purposes and reasons set out therein; that they are all personally known to me.

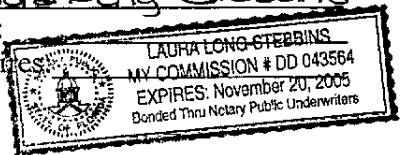
WITNESS my hand and official seal this 29th day of June, 2005.

*Laura Long-Stebbins*  
NOTARY PUBLIC

Print Name: Laura Long-Stebbins

Commission No.:

Commission Expires:



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DIVISION OF CORPORATIONS  
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