

09-2-2006

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F. SCHROEDER & LARCHE

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Florida Department of State

Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION

Village Center at Royal Palm Beach Property Owners Association, Inc.

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T. Burch SEP 25 2006

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**ARTICLES OF INCORPORATION
OF
VILLAGE CENTER AT ROYAL PALM BEACH
PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation pursuant to Chapter 617 of the Florida Statutes, hereby adopts the following Articles of Incorporation:

Article I - Name

The name of the corporation is: VILLAGE CENTER AT ROYAL PALM BEACH
PROPERTY OWNERS ASSOCIATION, INC.

Article II - Address of Corporation

The principal place of business and mailing address of the corporation is:

c/o Walters/Gottlieb Partners, Inc.
One Clearlake Centre
250 S. Australian Avenue, Suite 1100
West Palm Beach, Florida 33401

Article III - Purpose and Powers

The specific purpose for which this corporation is organized is: to provide an entity responsible for owning and/or administering the commercial property known as Village Center at Royal Palm Beach and for any other lawful purpose. The corporation shall have all of the powers enumerated in Chapter 617 of the Florida Statutes.

Article IV - Election of Directors

The manner in which the Directors are elected or appointed is: provided in the Bylaws of the corporation.

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Article V - Initial Registered Agent and Registered Office

The name and Florida street address of the registered agent is:

Mr. Gary A. Gottlieb
c/o Walters/Gottlieb Partners, Inc.
One Clearlake Centre
250 S. Australian Avenue, Suite 1100
West Palm Beach, Florida 33401

Article VI - Initial Directors and/or Officers

The initial Directors and/or Officers are as follows:

Title: Director and President	Mr. Gary A. Gottlieb c/o Walters/Gottlieb Partners, Inc. One Clearlake Centre 250 S. Australian Avenue, Suite 1100 West Palm Beach, Florida 33401
Title: Director and Vice President	Mr. Michael J. Walters c/o Walters/Gottlieb Partners, Inc. One Clearlake Centre 250 S. Australian Avenue, Suite 1100 West Palm Beach, Florida 33401
Title: Director and Secretary/Treasurer	Mr. Stephen E. Fisher c/o Walters/Gottlieb Partners, Inc. One Clearlake Centre 250 S. Australian Avenue, Suite 1100 West Palm Beach, Florida 33401

Article VII - Incorporator

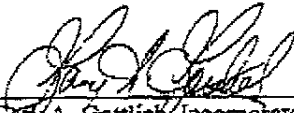
The name and address of the person signing these Articles as incorporator is:

Mr. Gary A. Gottlieb
c/o Walters/Gottlieb Partners, Inc.
One Clearlake Centre
250 S. Australian Avenue, Suite 1100
West Palm Beach, Florida 33401

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IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 22nd day of September, 2006.



Gary A. Gottlieb, Incorporator

ACCEPTANCE OF APPOINTMENT BY REGISTERED AGENT

Pursuant to the provisions of the Florida Business Corporation Act, the undersigned having been named as registered agent and to accept service of process, (i) does hereby accept his appointment as registered agent on which process may be served within the State of Florida for the proposed domestic corporation named in the foregoing Articles of Incorporation, and (ii) does further agree to act in such capacity and to comply with the provisions of all statutes relative to the proper and complete performance of his duties, and (iii) is familiar with and accepts the duties and obligations of registered agent for the proposed domestic corporation.

Dated: September 22, 2006.



Gary A. Gottlieb, Registered Agent

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