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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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December 7, 2001

HAND DELIVERY

Division of Corporations
Department of State
409 E. Gaines Street
Tallahassee, FL 32399

RECEIVED
01 DEC -7 PM 12:03
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Re: Albanese Commerce Center Condominium Association, Inc.

Dear Sir or Madam:

Enclosed herewith is the original and one copy of the Articles of Incorporation for the above captioned corporation and our check in the amount of \$78.00 for the filing fee and other charges. Please certify the copy of the Articles of Incorporation and call us for pick up.

Thanking you in advance for your cooperation.

Sincerely,

Eddy Karllee

Eddy Karllee
Office Administration

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*****78.00 *****78.00

EH/

Enclosures

Call for pickup
681-0311
Eddy

J. BRYAN DEC - 7 2001

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**Articles of Incorporation
for
Albanese Commerce Center Condominium
Association, Inc.,
a Florida corporation not for profit**

Article I: Name/Principal Office

The name of the corporation is: **Albanese Commerce Center Condominium Association, Inc.** The street address of the initial principal office is 1200 S Rogers Circle, Boca Raton, Florida 33487.

Article II: Duration

This corporation shall exist perpetually commencing on the date of approval and acceptance of these Articles by the Secretary of the State of Florida, unless sooner dissolved according to law.

Article III: Purpose

This corporation is generally organized for any lawful purposes not for pecuniary profit for which corporations may be incorporated in this jurisdiction under the Florida Not-For-Profit Corporation Act. Specifically, this corporation is organized for the purpose of providing an entity under the Florida Condominium Act (the Act for the operation of a condominium located in Palm Beach County, Florida, and known as **Albanese Commerce Center, a Condominium** (the Condominium), created pursuant to the Declaration of Condominium for **Albanese Commerce Center, a Condominium** (the Declaration). This corporation shall otherwise have all the general powers now or hereafter conferred by the laws of the State of Florida, including but not limited to those powers enumerated in Florida Statutes, Section 617.0302.

Article IV: Benefits

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its member, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purpose set forth in Article III hereof.

Article V: Initial Registered Office and Agent

The street address of the initial registered office of this corporation is 1200 S Rogers Circle, Boca Raton, Florida 33487. The name of the initial registered agent of this corporation at that address is Donna Sandberg.

Article VI: Directors

There shall be a Board of Directors numbering not less than three (3) nor more than seven (7), who need not be members of the corporation. All Directors shall be elected in accordance with the Bylaws of the corporation. The Board of Directors is that group of persons vested with the business and affairs of the corporation. The names, capacity and addresses of the initial Board of Directors are:

Name	Capacity	Address
Leonard A. Albanese	Director/President	1200 S Rogers Circle Boca Raton, FL 33487
Stephen Albanese	Director/Vice President	1200 S Rogers Circle Boca Raton, FL 33487
Donna Sandberg	Director/Secretary/Treasurer	1200 S Rogers Circle Boca Raton, FL 33487

Article VII: Indemnification of Directors

(a) The corporation shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit, or proceeding, whether civil or criminal, administrative or investigative, by reason of the fact that he is or was a director, officer, employee, or agent of the corporation, or is or was serving at the request of the corporation as a director, officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise, against expenses, (including attorney's fees), judgment, fines, and amounts paid in settlement, actually and reasonably incurred by him in connection with such action, suit, or proceeding, including any appeal thereof, if he acted in good faith or in a manner reasonably believed to be in or not opposed to the best interests of the corporation, and with respect to any criminal action or proceeding, if he had no reasonable cause to believe his conduct was unlawful.

(b) The corporation shall also indemnify any director, officer, employee, or other agent who has been successful on the merits or otherwise, in defense of any action, suit, or other proceeding, or in defense of any claim, issue, or matter therein, against all expenses, including attorney's fees, actually and reasonably incurred by him in connection therewith, without the necessity of an independent determination that such director, officer, employee, or agent met any appropriate standard of conduct.

(c) The indemnification provided for herein shall continue as to any person who has ceased to be a director, officer, employee, or agent, and shall inure to the benefit of the heirs, executors, and administrators of such person.

(d) In addition to the indemnification provided for herein, the corporation shall have power to make other or further indemnification against gross negligence or willful misconduct, under any resolution or agreement duly adopted by a majority of disinterested directors.

Article VIII: Officers

The affairs of the corporation are to be managed by a President, Vice-President, Secretary, Treasurer, and such other officers and committees as may be deemed necessary and proper by the Board of Directors. Such officers shall be appointed by the Board of Directors in accordance with the Bylaws of the corporation. Those officers that shall serve until the first election or appointment of officers are as stated in Article VI hereof.

Article IX: Membership

The qualification of members and the manner of their admission shall be as regulated by the Bylaws.

Article X: Incorporation

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

Donna Sandberg
1200 S. Rogers Circle
Boca Raton, FL 33487

In witness whereof, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned constituting the incorporator of this corporation, have executed these Articles of Incorporation this 6th day of December, 2001.

Donna M. Sandberg
Donna Sandberg,

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 6 day of Dec, 2001, by Donna Sandberg, who is: personally known to me, or who has produced _____ as identification.

[Notary Seal]



Tammy H. Clements
Commission # CG 866389
Expires Aug. 26, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

Tammy H. Clements
Notary Public, State of Florida
My Commission Expires: 8-26-03

Acceptance

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

Dated this 6th day of December, 2001.

Donna M. Sandberg
DONNA SANDBERG, REGISTERED AGENT

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TALLAHASSEE, FLORIDA