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TRANSMITTAL LETTER

June 10, 2002

Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

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-06/12/02--01022--001
*****140.00 *****70.00

SUBJECT: Las Palmas at Jacksonville Beach, Inc.
Las Palmas at Jacksonville Beach Condominium Association, Inc.

Enclosed please find an original and one (1) copy of the articles of incorporation for both of the above-referenced corporations, and a check in the amount of \$140.00. Please file the original and return the stamped copies to my office by regular U.S. mail

FROM: Bruce R. Glassman
2955 Hartley Road, Suite 103
Jacksonville, FL 32257
(904) 262-4313

FILED
02 JUN 12 PM 2:16
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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**ARTICLES OF INCORPORATION OF
LAS PALMAS AT JACKSONVILLE BEACH CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT**

The undersigned incorporators by these articles associate themselves for the purpose of forming a corporation not for profit under the laws of the state of Florida, and adopt the following articles of incorporation:

ARTICLE I. NAME AND ADDRESS

The name of this corporation is **LAS PALMAS AT JACKSONVILLE BEACH CONDOMINIUM ASSOCIATION, INC.** For convenience, the corporation shall be referred to in this instrument as the "association," these articles of incorporation as the "articles," and the bylaws of the association as the "bylaws."

The street address of the initial principal office of the association is 1300 Greenridge Road, Jacksonville, Florida 32207

ARTICLE II. TERM OF EXISTENCE

The association shall have perpetual existence.

ARTICLE III. PURPOSE

This association is organized for the purpose of providing an entity under the Florida Condominium Act ("the Act") for the operation of a condominium located in Duval County, Florida, and known as Las Palmas at Jacksonville Beach, a condominium ("the condominium"), to be created under the declaration of condominium ("the declaration").

ARTICLE IV. MEMBERS

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

ARTICLE V. INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of this association is 1300 Greenridge Road, Jacksonville, Florida 32207 and the name of the initial registered agent of this association at that address is Joanna C. Rodriguez.

ARTICLE VI. BOARD OF DIRECTORS

The number of persons constituting the first board of directors shall be three and their names and addresses are as follows:

Joanna C. Rodriguez
1300 Greenridge Road
Jacksonville, Florida 32207

Albert F. Rodriguez
1300 Greenridge Road
Jacksonville, Florida 32207

Chris Cenci
214 Sixth Avenue South
Apt. #2
Jacksonville Beach, Florida 32250

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The names and addresses of the incorporators to these articles are as follows:

Joanna C. Rodriguez
1300 Greenridge Road
Jacksonville, Florida 32207

Albert F. Rodriguez
1300 Greenridge Road
Jacksonville, Florida 32207

Chris Cenci
214 Sixth Avenue South
Apt. #2
Jacksonville Beach, Florida 32250

The method of election of directors is provided in the bylaws.

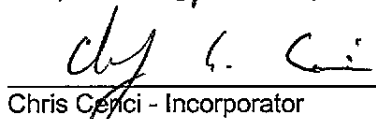
IN WITNESS WHEREOF the undersigned incorporators have executed these articles of incorporation on May 31, 2002



Joanna C. Rodriguez - Incorporator



Albert F. Rodriguez - Incorporator



Chris Cenci - Incorporator

STATE OF FLORIDA
COUNTY OF DUVAL

Before me, the undersigned authority, personally appeared Joanna C. Rodriguez, Albert F. Rodriguez and Chris Cenci, who are personally known to me or produced Florida Drivers Licenses as identification, and who were sworn and says that the foregoing is true.

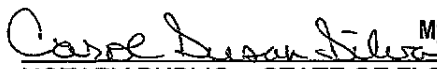
Sworn to before me on May 31, 2002

CAROL SUSAN SILVA

Notary Public, State of Florida

My Comm. expires April 27, 2004

Comm. No. CC 931733



NOTARY PUBLIC - STATE OF FLORIDA
Print Name: Carol Susan Silva
Commission No.: CC 931733
My commission expires: 4/27/04

(Seal)

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for **Las Palmas at Jacksonville Beach Condominium Association, Inc.**, at the place designated in these articles, I 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.

Signature



Joanna C. Rodriguez
Registered Agent

May 31, 2002

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