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FLORIDA NON-PROFIT CORPORATION

Airport Warehouse Center, Inc.

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FIFTH  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
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ARTICLES OF INCORPORATION  
OF  
AIRPORT WAREHOUSE CENTER, 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 Airport Warehouse Center, Inc., and its principal place of business shall be: 777 South Federal Highway, Fort Lauderdale, FL 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 and must dispose of all funds on a yearly basis to an appropriate charitable organization.

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 the Common Area located in Broward County, Florida, and more particularly described as follows:

See attached legal description.....

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 VI - MEMBERS

The record owners, from time to time, of the UNITS, more particularly described as follows:

See attached legal description of Units.....

ARTICLE VII - 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:
Gene A. Whiddon, Jr.	777 South Federal Highway Fort Lauderdale, FL 33316
Paul Ergon	777 South Federal Highway Fort Lauderdale, FL 33316
Joseph M. Balocco	1323 SE Third Avenue Fort Lauderdale, FL 33316

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

ARTICLE VIII - 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:

President:	Gene A. Whiddon, Jr.
Vice-President:	Paul Ergon
Secretary:	Paul Ergon

ARTICLE IX - 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.

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ARTICLE X - 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 XI - AMENDMENT TO THE ARTICLES OF INCORPORATION OR BYLAWS

No amendment may be made to these Articles of Incorporation or Bylaws without the unanimous consent of the Unit Owners, there being one vote for each UNIT.

ARTICLE XII - SUBSCRIBERS

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

NAME:	ADDRESS:
Gene A. Whiddon, Jr.	777 South Federal Highway Fort Lauderdale, FL 33316

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ARTICLE XIII - REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 777 South Federal Highway, Fort Lauderdale, FL 33316, and the name of the initial registered agent of this corporation at the address given above is: Gene A. Whiddon, Jr.

The undersigned states that he is familiar with and accepts the duties and responsibilities as Registered Agent.

  
 \_\_\_\_\_  
 Gene A. Whiddon, Jr.

IN WITNESS WHEREOF, I, the undersigned, being the original Incorporator of the foregoing corporation, do hereby certify that the foregoing constitutes the proposed Articles of Incorporation of Airport Warehouse Center, Inc., a Florida not for profit corporation, and we hereby declare and certify that the statements herein stated are true.

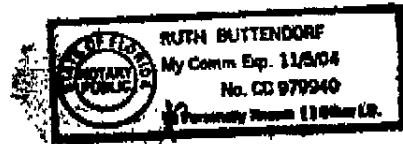
  
 \_\_\_\_\_  
 Gene A. Whiddon, Jr.

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 Gene A. Whiddon, Jr. 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 5<sup>th</sup> day of November, 2002.

*Ruth Buttendorf* (SEAL)  
Notary Public  
My Commission Expires:



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**LEGAL DESCRIPTION OF COMMON AREAS:**

**ALL OF PARCEL "A" OF WHIDDOVERGON PLAT II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGES 110-111 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

**COMMENCE AT THE N.E. CORNER OF SAID PARCEL "A"; THENCE PROCEED S00°00'00"E, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 4.64 FEET; THENCE PROCEED S90°00'00"W A DISTANCE OF 295.57 FEET; THENCE PROCEED S00°03'12"W, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 68.90 FEET; THENCE PROCEED N90°00'00"E A DISTANCE OF 137.63 FEET; THENCE PROCEED S00°00'00"E A DISTANCE OF 49.10 FEET; THENCE PROCEED N00°00'00"E A DISTANCE OF 158.00 FEET; THENCE PROCEED N00°00'00"W A DISTANCE OF 118.00 FEET TO THE POINT OF BEGINNING.**

**SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 34,400 SQUARE FEET MORE OR LESS.**

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UNIT LEGAL DESCRIPTIONS  
BAYS 1 THROUGH 8, INCLUSIVE

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LEGAL DESCRIPTION OF BAY # 1  
A PORTION OF PARCEL "A" OF WHIDDON/VERGON PLAT II, ACCORDING TO THE PLAT  
THEREOF AS RECORDED IN PLAT BOOK 171, PAGES 110-111 OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID PARCEL "A"; THENCE PROCEED S 00° 00' 00"  
E, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 4.64 FEET; THENCE  
PROCEED N 90° 00' 00" W A DISTANCE OF 276.50 FEET TO THE POINT OF BEGINNING;  
THENCE PROCEED N 90° 00' 00" W A DISTANCE OF 34.07 FEET; THENCE PROCEED S 00° 03'  
12" W A DISTANCE OF 68.90 FEET; THENCE PROCEED N 90° 00' 00" E A DISTANCE OF 34.13  
FEET; THENCE PROCEED N 00° 00' 00" W A DISTANCE OF 68.90 FEET TO THE POINT OF  
BEGINNING.

SAID LAND SITUATE LYING AND BEING IN THE CITY OF PORT LAUDERDALE, BROWARD  
COUNTY, FLORIDA, CONTAINING 2,380 SQUARE FEET MORE OR LESS.



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**LEGAL DESCRIPTION OF BAY # 2**

**A PORTION OF PARCEL "A" OF WHIDDON/BERGON PLAT II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGES 110-111 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE N.E. CORNER OF SAID PARCEL "A"; THENCE PROCEED S 00° 00' 00" E ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 4.64 FEET; THENCE PROCEED N 90° 00' 00" W A DISTANCE OF 242.00 FEET TO THE POINT OF BEGINNING; THENCE PROCEED N 90° 00' 00" W A DISTANCE OF 34.50 FEET; THENCE PROCEED S 00° 00' 00" E A DISTANCE OF 68.90 FEET; THENCE PROCEED N 90° 00' 00" E A DISTANCE OF 34.50 FEET; THENCE PROCEED N 00° 00' 00" W A DISTANCE OF 68.90 FEET TO THE POINT OF BEGINNING.**

**SAID LAND SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 2,380 SQUARE FEET MORE OR LESS.**

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**LEGAL DESCRIPTION OF BAY # 3**

**A PORTION OF PARCEL "A" OF WHIDDON/ERSON PLAT II, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 171, PAGES 110-111 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE N.E. CORNER OF SAID PARCEL "A"; THENCE PROCEED S 00° 00' 00" E, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 4.64 FEET; THENCE PROCEED N 90° 00' 00" W A DISTANCE OF 207.50 FEET TO THE POINT OF BEGINNING; THENCE PROCEED N 90° 00' 00" W A DISTANCE OF 34.50 FEET; THENCE PROCEED S 00° 00' 00" E A DISTANCE OF 68.90 FEET; THENCE PROCEED N 90° 00' 00" E A DISTANCE OF 34.50 FEET; THENCE PROCEED N 00° 00' 00" W A DISTANCE OF 68.90 FEET TO THE POINT OF BEGINNING.**

**SAID LAND SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 2,380 SQUARE FEET MORE OR LESS.**

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LEGAL DESCRIPTION OF BAY #4

A PORTION OF PARCEL "A" OF WHIDDON/VERGON PLAT II, ACCORDING TO THE PLAT THERE—RECORDED IN PLAT BOOK 171, PAGES 110-111, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID PARCEL "A"; THENCE PROCEED S 00° 00' 00" E, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 4.64 FEET; THENCE PROCEED N 90° 00' 00" W A DISTANCE OF 173.00 FEET TO THE POINT OF BEGINNING; THENCE PROCEED N 90° 00' 00" W A DISTANCE OF 34.50 FEET; THENCE PROCEED S 00° 00' 00" E A DISTANCE OF 68.90 FEET; THENCE PROCEED N 90° 00' 00" E A DISTANCE OF 34.50 FEET; THENCE PROCEED N 00° 00' 00" W A DISTANCE OF 68.90 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 2,380 SQUARE FEET MORE OR LESS.

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**LEGAL DESCRIPTION OF BAY # 5**

**A PORTION OF PARCEL "A" OF WHIDDON/ERSON PLAT II, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 171, PAGES 110-111, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE N.E. CORNER OF SAID PARCEL "A"; THENCE PROCEED S 00° 00' 00" E, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 4.64 FEET; THENCE PROCEED N 90° 00' 00" W A DISTANCE OF 133.66 FEET TO THE POINT OF BEGINNING; THENCE PROCEED N 90° 00' 00" W A DISTANCE OF 39.33 FEET; THENCE PROCEED S 00° 00' 00" E A DISTANCE OF 118.00 FEET; THENCE PROCEED N 90° 00' 00" E A DISTANCE OF 39.33 FEET; THENCE PROCEED N 00° 00' 00" W A DISTANCE OF 118.00 FEET TO THE POINT OF BEGINNING.**

**SAID LAND SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 4,641 SQUARE FEET MORE OR LESS.**

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**LEGAL DESCRIPTION OF BAY # 6**

**A PORTION OF PARCEL "A" OF WIDDON/ERSON PLAT II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171 PAGES 110-111 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE N.E. CORNER OF SAID PARCEL "A"; THENCE PROCEED S 00° 00' 00" E, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 4.64 FEET; THENCE PROCEED N 90° 00' 00" W A DISTANCE OF 94.33 FEET TO THE POINT OF BEGINNING; THENCE PROCEED N 90° 00' 00" W A DISTANCE OF 39.33 FEET; THENCE PROCEED S 00° 00' 00" E A DISTANCE OF 118.00 FEET; THENCE PROCEED N 90° 00' 00" E A DISTANCE OF 39.33 FEET; THENCE PROCEED N 00° 00' 00" W A DISTANCE OF 118.00 FEET TO THE POINT OF BEGINNING.**

**SAID LAND SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 4,641 SQUARE FEET MORE OR LESS.**

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LEGAL DESCRIPTION OF BAY # 7

A PORTION OF PARCEL "A" OF WHIDDON/BERGON PLAT II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171 PAGES 110-111 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID PARCEL "A"; THENCE PROCEED S 00° 00' 00" E, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 4.64 FEET; THENCE PROCEED N 90° 00' 00" W A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; THENCE PROCEED N 90° 00' 00" W A DISTANCE OF 39.33 FEET; THENCE PROCEED S 00° 00' 00" E A DISTANCE OF 118.00 FEET; THENCE PROCEED N 90° 00' 00" E A DISTANCE OF 39.33 FEET; THENCE PROCEED N 00° 00' 00" W A DISTANCE OF 112.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 4,641 SQUARE FEET MORE OR LESS.

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**LEGAL DESCRIPTION OF BAY # 8**

**A PORTION OF PARCEL "A" OF WHIDDON/ERGON PLAT II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGES 110-111, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE N.W. CORNER OF SAID PARCEL "A"; THENCE PROCEED S 00° 00' 00" E ,ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 4.64 FEET; THENCE PROCEED N 00° 00' 00" W A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE PROCEED N 90° 00' 00" W A DISTANCE OF 40.00 FEET; THENCE PROCEED S 00° 00' 00" E A DISTANCE OF 118.00 FEET; THENCE PROCEED N 90° 00' 00" E A DISTANCE OF 40.00 FEET; THENCE PROCEED N 00° 00' 00" W A DISTANCE OF 118.00 FEET TO THE POINT OF BEGINNING.**

**SAID LAND SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 4,633 SQUARE FEET MORE OR LESS.**

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