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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

December 3, 2002

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

RE: Pellitieri re: 990/992 Industrial Condominium Association
Our File No.: 2427.005

Dear Sir or Madam:

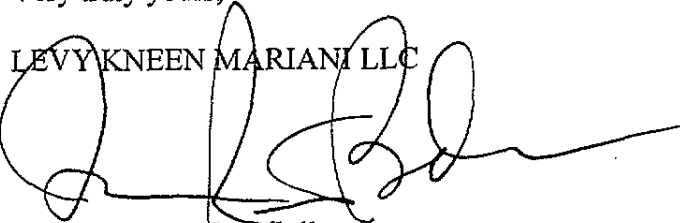
In connection with the above referenced matter, enclosed please find two (2) originally executed Articles of Incorporation for 990/992 Industrial Condominium Association, Inc., as well as this firm's check in the amount of \$78.75 representing your fees for filing the same within your records.

Please stamp one of the copies and return the same to us for our files.

Thank you for your assistance. Should you have any questions with regard to the enclosed, or require further information, please do not hesitate to call me.

Very truly yours,

LEVY KNEEN MARIANI LLC



Jayne Register Barkdull

JRB/caf

enc:

cc: Timothy Kenney, Esquire (w/enclosure)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
990/992 INDUSTRIAL CONDOMINIUM ASSOCIATION, INC.
(A CORPORATION NOT FOR PROFIT)

In order to form a corporation under and in accordance with the provisions of the Laws of the State of Florida for the formation of corporations not for profit, I, the undersigned, hereby form a corporation for the purpose and with the powers hereinafter mentioned; and to that end I do, by these Articles of Incorporation, set forth:

I.

The name of the corporation shall be as indicated in the title of this instrument. This corporation shall hereinafter be referred to as the "Association".

II.

The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes, hereinafter referred to as the "Condominium Act", to operate that certain Condominium, bearing the same name as the Association, (hereinafter referred to as the "Condominium"), at 990 West 15th Street, Riviera Beach, Florida.

III.

The Association shall have the following powers:

1. The Association shall have all of the powers and privileges granted to corporations not for profit except where the same are in conflict with the Declaration of Condominium and Exhibits attached thereto.

2. The Association shall have all of the powers reasonably necessary to implement and effectuate the purposes of the Association, except as limited herein, as specified in the Declaration of Condominium and F.S. 718.111 including, but not limited to:

(a) To make and establish Rules and Regulations governing the use of the Condominium Property.

(b) To levy and collect assessments against members of the Association to defray the expenses of the Condominium as provided for in the Declaration of Condominium and Exhibits attached thereto.

(c) To maintain, improve, repair, reconstruct, replace, operate and manage the Condominium Property.

(d) To contract for the management of the Condominium Property and to delegate in such contract all or any part of the powers and duties of the Association provided in these Articles, the Declaration of Condominium and Exhibits attached thereto.

(e) To enforce the provisions of said Declaration of Condominium and Exhibits attached thereto and the Rules and Regulations governing the use of said Condominium.

(f) To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to, or imposed upon the Association.

(g) To acquire and enter into agreements whereby the Association acquires leaseholds, membership and other possessory or use interests in lands or facilities, whether or not contiguous to the lands of the Condominium intended to provide for the enjoyment, recreation or other use or benefit of the members.

(h) To approve or disapprove of the transfer, mortgage, ownership, leasing and occupants of Condominium Units.

(i) The Association shall have the right, when determined by the Board of Directors to be in the best interests of the Association, to grant exclusive licenses, easements, permits, leases or privileges to any individual or entity, including non-Unit Owners, which affect the Common Elements or Limited Common Elements, and to alter, add to, relocate or improve the Common Elements and Limited Common Elements, provided, however, if any Limited Common Elements are affected, the consent of the Owner(s) of the Unit(s) to which such Limited Common Elements are appurtenant must be obtained by the Association.

The provisions of the Declaration of Condominium and Exhibits attached thereto which provide for the conduct of the affairs of the Association and create, divide, limit and regulate the powers of the Association, directors, and members shall be deemed provisions hereof.

IV.

The qualification of members, the manner of their admission, termination of such membership, and voting by members shall be as follows:

1. The owners of all Units in the Condominium shall be members of the Association. No other persons or entities shall be entitled to membership.

2. Subject to the provisions of the Declaration of Condominium and the Bylaws of this Association, membership shall be established by the acquisition of fee title to a Unit in the Condominium. The membership of any party shall be automatically terminated upon his being divested of title to all Units owned by such member in the Condominium. Membership is non-transferable except as an appurtenance to a Unit.

3. On all matters on which the membership shall be entitled to vote, each Unit Owner shall be entitled to cast one (1) vote for each Unit owned. Voting by Unit Owners shall be governed by the provisions of the Bylaws.

V.

The Association shall have perpetual existence. If the Association shall ever be dissolved, the assets shall be conveyed to an appropriate agency of the local government or to a not-for-profit corporation with similar purposes as the Association.

VI.

The registered office of the Association shall be located at 900 West 15th Street, Riviera Beach, Florida, 33404 and the registered agent at such address shall be Paul R. Pellitieri. THIS IS ALSO THE PRINCIPAL ADDRESS.

VII.

The affairs of the Association will be managed by a Board of Administration of not less than three (3) directors and initially consisting of four (4) directors who need not be members of the Association.

Directors of the Association shall be elected at the annual meeting in the manner provided by the Bylaws. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the Bylaws.

The Directors named in these Articles shall serve pursuant to the Bylaws and the Condominium Act and any vacancies in their number occurring shall be filled as the Bylaws provide.

The names and addresses of the members of the first Board who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Paul R. Pellitieri	990 West 15th Street Riviera Beach, FL 33404
Virginia M. Pellitieri	990 West 15th Street Riviera Beach, FL 33404
Lee D. Goldstein	992 West 15 th Street Riviera Beach, FL 33404
Todd Deitelbaum	992 West 15 th Street Riviera Beach, FL 33404

The Board of Directors shall have the power to adopt the budget of the Association and Condominium.

VIII.

Subject to the provisions of the Bylaws, the officers of the Association shall be elected by the Board at their first meeting following the members annual meeting. Officers shall serve at the pleasure of the Board. The names of the initial officers who shall serve until their successors are elected are as follows:

President/ Treasurer:	Paul R. Pellitieri
Vice President/ Secretary:	Virginia M. Pellitieri
Vice President:	Lee D. Goldstein

IX.

The Incorporator of these Articles of Incorporation is Paul R. Pellitieri, whose address is 990 West 15th Street, Riviera Beach, Florida, 33404.

X.

The original Bylaws of the Association shall be adopted by a majority vote of the Directors of the Association. The Bylaws may be altered or rescinded by the Board and the voting interests in the Association subject to the provisions thereof.

XI.

These Articles of Incorporation may be amended in the following manner:

1. Proposal. Amendments to these Articles may be proposed upon a vote of a majority of the entire Board adopting a resolution setting forth the proposed amendment to these Articles, directing that it be submitted to a vote at a meeting of members, or amendments may be proposed by the members of the Association upon a vote of fifty percent (50%) of the voting interests entitled to vote at a meeting for which notice of the proposed amendment has been given.

2. Call For Meeting. Upon the adoption of a resolution proposing any amendment or amendments to these Articles by said Board or members, such proposed amendment or amendments shall be transmitted to the President of the Association, or other officer of the Association in absence of the President, who shall thereupon call a special joint meeting of the Board and the membership. It shall be the duty of the Secretary to give each member written notice stating the place, day and hour of the meeting and setting forth the proposed amendment or a summary of the changes to be effected thereby and an identification of agenda items for which the meeting is called. Notice shall be delivered not less than twenty (20) or more than sixty (60) days before the date of the meeting, either, personally or by first class mail. Notice shall additionally be posted at a conspicuous location on the Condominium Property. If the notice is mailed with postage thereon prepaid, at least twenty (20) days before the date of meeting, it may be done by a class of United States mail other than first class. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail addressed to the member at his address as appears on the membership books.

3. Vote Necessary. In order for such amendment or amendments to become effective, the same must be approved, at a duly called meeting, by an affirmative vote of two-thirds of the Board and 75% of the voting interests entitled to vote thereon.

4. Filing. The Articles of Amendment containing said approved amendment or amendments shall be executed by the corporation by its President or Vice President and by its Secretary or Assistant Secretary and acknowledged by one of the officers signing such Articles. The Articles of Amendment shall set forth:

- (a) The name of the corporation.
- (b) The amendments so adopted.
- (c) The date of the adoption of the amendment by the members.

Such Articles of Amendment shall be filed, along with the appropriate filing fees, within ten (10) days from said approval with the office of the Secretary of the State of Florida for approval.

XII.

The share of any member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to a Unit.

The funds and assets of the Association shall belong solely to the Association and are subject to the limitation that the same be expended, held, or used for the benefit of the membership and for the purposes authorized in the Declaration of Condominium and Exhibits attached thereto.

XIII.

The Association may enter into contracts or transact business with any firm, corporation, or other concern in which any or all officers, directors or members of the Association may have an interest of any nature whatsoever. No contract shall be invalidated in whole or part by the Association, any subsequent officers, director and/or member(s) on the grounds that the officers, directors and/or member(s) had an interest, whether adverse or not, in the party contracted with or the subject matter of the contract or profited thereby regardless of the fact that the vote of the directors, officers or member(s) with an interest was necessary to obligate the Association.

At any meeting of the Board which shall authorize or ratify any such contract or transaction, any interested director or directors may vote or act thereat, with full force and effect, as if he had no such interest (provided that in such case the nature of such interest [though not necessarily the extent or details thereof] shall be disclosed, or shall have been known to the directors or a majority thereof). A general notice that a director or officer is interested in any corporation or other concern of any kind above referred to shall be a sufficient disclosure thereof. No director shall be disqualified from holding office as director or officer of the Association by reason of any such adverse interests. No director, officer, or member having such adverse interest shall be liable to the Association or to any member or creditor thereof, or to any other person for any loss incurred by it under or by reason of such contract or transaction, nor shall any such director, officer, member or entity in which said member is involved be accountable for any gains or profits realized thereby.

All the provisions of the Declaration and Exhibits attached thereto shall be deemed ratified and fully disclosed hereunder.

XIV.

The Association does and shall indemnify its officers and directors as provided in the Bylaws.

IN WITNESS WHEREOF, the Incorporator has affixed his signature this 25 day of Nov., 2002.

Lee O. Goldstein
Print name: Lee O. Goldstein
Harold Davidson
Print name: HAROLD DAVIDSON.

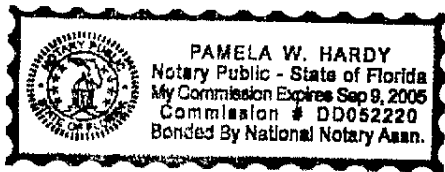
Paul R. Pellitieri
Paul R. Pellitieri

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

STATE OF FLORIDA)
)ss:
COUNTY OF PALM BEACH)

I hereby certify that on the 25 day of November, 2002, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Paul R. Pellitieri, and he acknowledged executing the foregoing for the purposes therein expressed, and that an oath was not taken. (Check One:) Said person is personally known to me. Said person produced the following type of identification: Florida Drivers License
P436 69634 452



Pamela W Hardy
NOTARY PUBLIC
Commission No. _____
Pamela W Hardy
Print/Type Name

My Commission Expires:

I hereby accept the designation as Registered Agent as set forth in these Articles of Incorporation.

Paul R. Pellitieri
Paul R. Pellitieri