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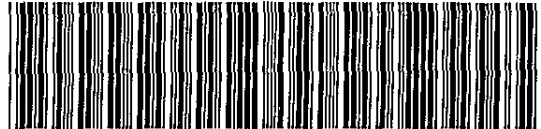
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STATE
TALLAHASSEE, FLORIDA

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Law offices

of

Larry O. Schatzman, P.A.

Larry O. Schatzman

1110 Brickell Avenue
Suite 504

Miami, Florida 33131

Tel: (305) 347.4566

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e mail: law los @ aol.com

March 18, 2003

Secretary of State
Division of Corporations
Corporate Records
PO Box 6327
Tallahassee, FL 32314

RE; Westside Lofts Condominium Association, Inc., not for profit

Gentlepersons,

Enclosed please find the original and one copy of the Articles of Incorporation for Westside Lofts Condominium Association, Inc., a corporation not for profit, together with this firm's trust account check for \$78.75, representing the filing fee and charge for a certified copy of the articles. Kindly return the filing receipt and certified copy to this office.

Yours very cordially,


Larry O. Schatzman



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

March 28, 2003

LARRY O. SCHATZMAN, ESQ.
1110 BRICKELL AVE STE 504
MIAMI, FL 33131

SUBJECT: WESTSIDE LOFTS CONDOMINIUM ASSOCIATION, INC.
Ref. Number: W03000008942

We have received your document for WESTSIDE LOFTS CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

You must list the corporation's principal office and/or a mailing address in the document.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6925.

Cynthia Blalock
Document Specialist
New Filings Section

Letter Number: 103A00018890

Law offices

of

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May 15, 2002

Cynthia Blalock
Document Specialist
New Filings Section
Florida Department of State, Division of Corporations
PO Box 6327
Tallahassee, FL 32314

RE: Westside Lofts Condominium Association, Inc.
Ref. No. W03000008942

Dear Ms. Blalock,

Enclosed is the corrected original and one copy of the Articles of Incorporation of the above Florida corporation. I have also enclosed a copy of your letter of March 28, 2003 regarding the failure of filing.

Please return the certificate of incorporation and a certified copy of the Articles as soon as possible.

Thank you for your assistance.


Larry O. Schatzman

enc.

ARTICLES OF INCORPORATION
OF
WESTSIDE LOFTS CONDOMINIUM ASSOCIATION, INC.
a Florida corporation not for profit

FILED
03 MAY 19 PM 1:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

BY THESE ARTICLES OF INCORPORATION, the Incorporator forms a corporation not for profit under Florida law and adopts the following articles of incorporation:

ARTICLE I - NAME

The name of this corporation is WESTSIDE LOFTS CONDOMINIUM ASSOCIATION, INC. (This corporation shall hereafter be referred to as the Association, these articles as the Articles, and the bylaws of the Association as the Bylaws).

ARTICLE II - PRINCIPAL OFFICE/MAILING ADDRESS

The principal office and mailing address for the corporations shall be:

Westside Lofts Condominium Association, Inc.
1110 Brickell Avenue, Suite 504
Miami, FL 33131

ARTICLE III - POWERS AND PURPOSES

The Association does not contemplate financial gain or profit to the members thereof. The specific purposes for which it is formed are to provide maintenance, preservation and architectural control of the condominium units and common elements within that certain Condominium more particularly described in the Declaration of Condominium of Westside Lofts, a condominium (hereafter referred to as the Declaration) and to promote the health , safety and welfare of the residents within the condominium and any additions thereto. In order to effectuate these purposes, the Association shall have the right to exercise all powers and privileges, and to perform all duties and obligations of the Association as set forth in the Declaration, including but not limited to:

1. To fix, levy , collect and enforce payment by any lawful means of all appropriate charges and assessments;
2. To pay all expenses incident to the conduct of the business of the Association, including all licenses, taxes and governmental charges levied or imposed against the Common elements;
3. To acquire, by gift, purchase or otherwise own, hold, improve, build upon, operate,

maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of the Common elements on behalf of the membership of the Association;

4. To borrow money and mortgage, pledge or hypothecate any or all of the Common Elements as security for the same purposes;

5. To participate in mergers and consolidations with other non profit corporations for the same purposes; and

6. To have and exercise any and all powers, rights and privileges which a corporation not for profit organized under the laws of Florida may now or hereafter have or exercise.

ARTICLE III - MEMBERSHIP AND VOTING

A. Membership. Every person or entity who is a record owner of any Unit in the condominium shall be a member of the Association. The foregoing does not include persons or entities who hold an interest merely as security for the performance of any obligation. Change of membership in the Association shall be established by recording in the public records of Miami-Dade County, Florida, a deed or other instrument establishing record title to any Unit in a transferee and the delivery to the Association of a certified copy of such instrument. Upon such delivery, the transferee designated by such instrument shall become a member of the Association and the membership of the transferor shall be terminated.

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

C. Voting rights: Each Owner shall be entitled to one vote for each Unit owned. When more than one person holds an interest or interests in any Unit, the vote for such Unit shall be limited to one vote, as the Owners among themselves determine. The manner of exercising voting rights shall be determined by the By-laws of the Association.

D. Meetings: The By-laws shall provide for meetings of the members.

ARTICLE V- BOARD OF DIRECTORS

A Membership of Board: The affairs of the Association shall be managed by a Board consisting of the number of directors determined by the By-laws, but not fewer than three (3) Directors.

B. Election and Removal: Directors shall be elected at the annual meeting of the members determined by the By-laws. Directors may be removed and vacancies filled in the manner provided by the By-laws

C. First Board of Directors: The names and addresses of the persons who shall act in the capacity of Directors until their successors shall be elected and qualified are:

Robert F. Thorne 1110 Brickell Avenue, Suite 504, Miami, FL 33131

Larry O. Schatzman 1110 Brickell Avenue, Suite 504, Miami, FL 33131

Raul Cremata 1110 Brickell Avenue, Suite 504, Miami, FL 33131

These Directors shall serve until the first election of Directors, as determined by the By-laws, and any vacancies in their number occurring before the first election of Directors shall be filled by the act of the remaining Directors.

ARTICLE VI - OFFICERS

The affairs of the Association shall be administered by the Officers designated in the by-laws. After the first election of directors, the Officers shall be elected by the Board at the first Board meeting following the annual meeting. The names and addresses of the Officers who shall serve until their successors are designated by the Board are:

Robert F. Thorne, President 1110 Brickell Avenue, Suite 504, Miami, FL 33131

Larry O. Schatzman, Vice President 1110 Brickell Avenue, Suite 504, Miami, FL 33131

Raul Cremata, Secretary/Treasurer 1110 Brickell Avenue, Suite 504, Miami, FL 33131

ARTICLE VII - INDEMNIFICATION

Every Director and Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys fees, reasonably incurred by or imposed upon him in connection with any proceeding or settlement of any proceeding to which he may be a party, or in which he may become involved by reason of his being or having been a Director or Officer of the Association, whether or nor he is a Director or Officer at the time such expense is incurred, except when the Director or Officer is adjudicated guilty of willful misfeasance or malfeasance in the performance of his duties, provided that, in the event of a settlement, the indemnification shall apply only when the Board approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to, and not exclusive of, all other rights to which such Officer or Director may be entitled.

ARTICLE VIII - BY-LAWS

The By-laws of the Association shall be adopted by the Board and may be thereafter altered, amended or rescinded in the manner therein provided.

ARTICLE IX - AMENDMENTS

Amendments to these Articles may be considered at any regular or special meeting of the members and may be adopted as follows:

1. By notice of the subject matter of a proposed amendment and of the meeting at which a proposed amendment is considered, which notice shall be made as required by the By-laws.
2. By resolution for the adoption of a proposed amendment either by the Board or by a majority of the voting members. Directors and members not present in person or by proxy at a meeting considering the amendment may express their approval in writing, provided that such approval is delivered to the Secretary at or prior to the meeting. Such amendments must be approved by not less than sixty seven per cent (67%) of the vote of the voting members.

ARTICLE X - TERM

The term of the Association shall be perpetual.

ARTICLE XI - DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than seventy five per cent (75%) of the voting members. Upon dissolution, other than by merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event that such dedication shall be refused acceptance, such assets shall be granted, conveyed and assigned to any non profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XII RESIDENT AGENT AND REGISTERED OFFICE

The initial Registered Agent for this corporation is LARRY O. SCHATZMAN and the initial Registered Office is 1110 Brickell Avenue, Suite 504, Miami, FL 33131.

ARTICLE XIII - MISCELLANEOUS

A. Developer's rights: No amendment to these Articles or the By-laws shall change the Developer's rights and privileges as set forth in the Declaration without Developer's prior written consent so long as developer owns any Units.

B. Stock: The Association shall not issue any shares of stock, regardless of the kind or nature thereof.

C. Severability: Invalidation of any one or more of the provisions of these Articles shall not affect any other provision, all of which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 12th day of May, 2003.



ROBERT F. THORNE

STATE OF FLORIDA
COUNTY OF MIAMI- DADE

The foregoing instrument was acknowledged before me this 27th day of February, 2003 by ROBERT F. THORNE, as incorporator, who is personally known to me and who says that the foregoing information is true.



NOTARY PUBLIC, STATE OF FLORIDA

Print name: _____
My commission expires _____
 Larry O. Schatzman
Commission # CC 922530
Expires March 26, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

CONSENT AND ACCEPTANCE OF REGISTERED AGENT

Having been named as Registered Agent to accept service of process for WESTSIDE LOFTS CONDOMINIUM ASSOCIATION, INC. at the place designated in these Articles, 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: May 12, 2003



LARRY O. SCHATZMAN, Registered Agent