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FLORIDA NON-PROFIT CORPORATION

Airport 595 Business Center Association, Inc.

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ARTICLES OF INCORPORATION
OF
AIRPORT 595 BUSINESS CENTER ASSOCIATION, 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 595 Business Center Association, 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.

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 Airport 595 Business Center located in Broward County, Florida, on that certain real property 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 and those granted pursuant to that certain Declaration of Covenants, Conditions, Restrictions, Easements and Party Wall Agreement of Airport 595 Business Center.

ARTICLE VI - MEMBERS

The record owners, from time to time, of the UNITS, as more particularly described in that certain Declaration of Covenants, Conditions, Restrictions, Easements and Party Wall Agreement relating to the development and operation of the Airport 595 Business Center.

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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.

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:

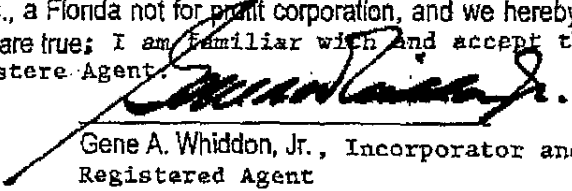
ADDRESS:

Gene A. Whiddon, Jr.

777 South Federal Highway
Fort Lauderdale, FL 33316ARTICLE 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..

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 595 Business Center Association, Inc., a Florida not for profit corporation, and we hereby declare and certify that the statements herein stated are true; I am familiar with and accept the duties and responsibilities as Registered Agent.


Gene A. Whiddon, Jr., Incorporator and
Registered Agent

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that this day in the 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 individual described in and who executed the foregoing instrument, and acknowledged then and there

before me that he executed said instrument for the purposes and reasons set out therein; that he is personally known to me.

WITNESS my hand and official seal this 17th day of July, 2003.

Ruth Buttendorf (SEAL)
Notary Public
My Commission Expires.

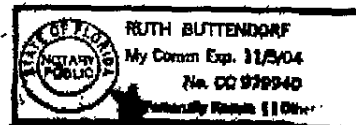


EXHIBIT "A"
LEGAL DESCRIPTION

All of ERGON WHIDDON TWO PLAT, according to the Plat
thereof, recorded in Plat Book 173, at Page 164, of the Public
Records of Broward County, Florida