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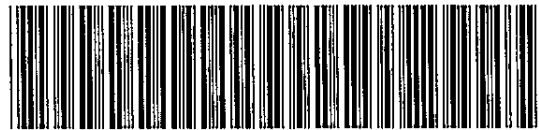
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U.S. DEPARTMENT OF COMMERCE

DIVISION OF EIGHT COASTERS

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2/24



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 886531 11181A

AUTHORIZATION

COST LIMIT : \$78.75

ORDER DATE : February 24, 2006

ORDER TIME : 10:30 AM

ORDER NO. : 886531-005

CUSTOMER NO: 11181A

DOMESTIC FILING

NAME: STIRLING SQUARE PROFESSIONAL
BUILDING CONDOMINIUM
ASSOCIATION, INC.

XX ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY

CONTACT PERSON: Kimberly Moret - EXT. 2949

EXAMINER'S INITIALS: _____

ARTICLES OF INCORPORATION
OF

STIRLING SQUARE PROFESSIONAL BUILDING
CONDOMINIUM ASSOCIATION, INC.

FILED
06 FEB 24 AM 11:33
SEAL OF THE STATE
TALLAHASSEE, FLORIDA

The undersigned, hereby executes these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida, by and under the provisions of the statutes of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation not for profit.

ARTICLE I

NAME OF CORPORATION

The name of this corporation shall be STIRLING SQUARE PROFESSIONAL BUILDING CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the Association.

ARTICLE II

GENERAL NATURE OF BUSINESS

The general nature of the business to be conducted by the Association shall be the operation and management of the affairs and property of the Condominium known as STIRLING SQUARE PROFESSIONAL BUILDING, a Condominium, located in the County of Broward, Florida, and to perform all acts provided in the Declaration of Condominium of said Condominium and the Condominium Act, Chapter 718, Florida Statutes.

ARTICLE III

POWERS

The Association shall have all of the condominium law and statutory powers of a corporation not for profit and all of the powers and duties set forth in said condominium act and the Declaration of Condominium of STIRLING SQUARE PROFESSIONAL BUILDING, a Condominium.

ARTICLE IV

MEMBERS

All persons owning a vested present interest in the fee title to any of the condominium units of STIRLING SQUARE PROFESSIONAL BUILDING, a Condominium, as evidenced by a duly recorded proper instrument in the public records of Broward County, Florida, shall be members. Membership shall terminate automatically and immediately as a member's vested interest in the fee title terminates, except that upon termination of the entire condominium project, the membership shall consist of those who were members at the time of termination. In the event a unit is owned by a legal entity other than a natural person, the officer, director, or other official so designated by such legal entity shall exercise its membership rights.

After the Association approves a conveyance of a condominium unit as provided in said Declaration of Condominium, the change of membership in the Association shall be evidenced in the Association records by delivery to the Secretary of a certified copy of a deed or other instrument of conveyance.

Prior to the recording of said Declaration of Condominium in the public records of said county, the subscribers hereto shall remain the members of the Association and shall each be entitled to one vote.

ARTICLE V
VOTING RIGHTS

There shall be one (1) vote for each unit owned. In the event of joint ownership of a unit, the vote may be exercised by one of such joint owners by written agreement of the remainder of the joint owners.

ARTICLE VI
INCOME DISTRIBUTION

No part of the income of this corporation shall be distributable to its members, except as compensation for services rendered.

ARTICLE VII
EXISTENCE

This corporation shall exist perpetually unless dissolved according to law.

ARTICLE VIII
REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the corporation shall be at 6101 Garden Court, Davie, FL 33314. The registered agent at such address shall be Steven Shapiro.

ARTICLE IX
NUMBER OF DIRECTORS

The business of the corporation shall be conducted by a Board of Directors which shall consist of not less than three (3) nor more than five (5) persons, as shall be designated by the bylaws.

ARTICLE X
NAMES OF DIRECTORS

The names and post office addresses of the members of the first Board of Directors and officers, all of whom shall hold office until their successors are duly elected and qualified, are as follows:

Samuel Shapiro, 6101 Garden Court, Davie, FL 33314
Steven Shapiro, 6101 Garden Court, Davie, FL 33314
Arlene Shapiro, 6101 Garden Court, Davie, FL 33314
Daniel Shapiro, 6101 Garden Court, Davie, FL 33314

ARTICLE XI

INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and directors shall be indemnified by the Association against all expenses and liabilities, including counsel fees (including appellate proceedings) reasonably incurred in connection with any proceeding or settlement thereof in which they may become involved by reason of holding such office. The Association may purchase and maintain insurance on behalf of all officers and directors against any liability asserted against them or incurred by them in their capacity as officers and directors or arising out of their status as such.

ARTICLE XII

RIGHTS OF DEVELOPER

Triangle Professional Building Corp., who is the Developer of STIRLING SQUARE PROFESSIONAL BUILDING, a Condominium, shall have full right and authority to manage the affairs and exclusive right to elect the directors of the Association (who need not be unit owners) for a period of one (1) year from the closing of the sale of the first unit or sooner at the option of the developer.

Notwithstanding any provision contained herein to the contrary, during the period Developer is in control of the Association, the Directors shall exercise all rights which would otherwise be exercisable by the members.

ARTICLE XIII

BYLAWS

The first bylaws of the Association shall be adopted by the board of directors and may be altered, amended or rescinded in the manner provided by the bylaws.

ARTICLE XIV
AMENDMENTS

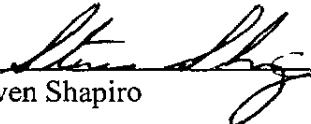
The corporation reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation by a simple majority vote of all voting rights of all members of the corporation and all rights conferred upon the members herein are granted subject to this reservation.

ARTICLE XV
SUBSCRIBERS

The name and street address of the subscriber to these Articles of Incorporation is as follows:

Steven Shapiro, 6101 Garden Court, Davie, FL 33314

IN WITNESS WHEREOF, I, the undersigned subscriber to these Article of Incorporation, have hereunto set my hand and seal this 21st day of February, 2006.




Steven Shapiro

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing Articles of Incorporation were subscribed before me this 21 day of February, 2006, by Steven Shapiro who is personally known to me.



Notary Public




Patricia A. Maurer
MY COMMISSION # DD099518 EXPIRES
April 5, 2006
BONDED THRU TROY FAIR INSURANCE, INC.


**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS
MAY BE SERVED**

IN COMPLIANCE WITH SECTION 48.091 FLORIDA STATUTES, THE
FOLLOWING IS SUBMITTED:

That **STIRLING SQUARE PROFESSIONAL BUILDING CONDOMINIUM
ASSOCIATION, INC.**, desiring to organize or qualify under the laws
of the State of Florida with its principal place of business at the
City of Davie, State of Florida, has named **STEVEN SHAPIRO**, located
at 6101 Garden Court, Davie, FL 33314, as its agent to accept
service of process within Florida.

Signature: 
STEVEN SHAPIRO
(CORPORATE OFFICER)
Title: Subscriber/Incorporator
Date: 2/21/06

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED
CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, 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.

Signature: 
STEVEN SHAPIRO
REGISTERED AGENT
Date: 2/21/06