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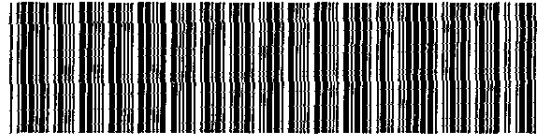
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2006 APR 17



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April 5, 2006

CORPORATION NAME (S) AND DOCUMENT NUMBER (S):

Longwood Business Park, A Commercial Condominium, Inc.

Filing Evidence

- ☐ Plain/Confirmation Copy
- ☒ Certified Copy

Retrieval Request

- ☐ Photocopy
- ☐ Certified Copy

Type of Document

- ☐ Certificate of Status
- ☐ Certificate of Good Standing
- ☐ Articles Only
- ☐ All Charter Documents to Include Articles & Amendments
- ☐ Fictitious Name Certificate
- ☐ Other

NEW FILINGS	
	Profit
X	Non Profit
	Limited Liability
	Domestication
	Other

AMENDMENTS	
	Amendment
	Resignation of RA Officer/Director
	Change of Registered Agent
	Dissolution/Withdrawal
	Merger

OTHER FILINGS	
	Annual Reports
	Fictitious Name
	Name Reservation
	Reinstatement

REGISTRATION/QUALIFICATION	
	Foreign
	Limited Liability
	Reinstatement
	Trademark
	Other



FLORIDA DEPARTMENT OF STATE
Division of Corporations

April 6, 2006

UCC FILING & SEARCH SERVICES, INC.

SUBJECT: LONGWOOD BUSINESS PARK, A COMMERCIAL CONDOMINIUM,
INC.

Ref. Number: W06000016401

We have received your document for LONGWOOD BUSINESS PARK, A COMMERCIAL CONDOMINIUM, 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):

Please complete the principle address on the last page.

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) 245-6928.

Tim Burch
Document Specialist
New Filing Section

Letter Number: 306A00023376

*Please file as of the original
submission date.*

TMB
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DEPT. OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION OF

2006 APR -5 PM 2: 29

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

LONGWOOD BUSINESS PARK, A COMMERCIAL CONDOMINIUM, INC.

We the undersigned, hereby act to form a corporation not for profit under the laws of the State of Florida, pursuant to Chapter 617, Florida Statutes, and hereby certifying the following:

ARTICLE I. NAME

The name of this non profit corporation shall be: LONGWOOD BUSINESS PARK, A COMMERCIAL CONDOMINIUM, INC.

ARTICLE II. PURPOSE

This corporation not for profit is formed for any lawful purpose including the following: to be the "Association" as defined in The Condominium Act, Chapter 718, Florida Statutes, for the operating of a non-residential condominium known as LONGWOOD BUSINESS PARK, A COMMERCIAL CONDOMINIUM, INC., located in Seminole County, Florida. This condominium is to be created pursuant to the provisions of the Condominium Act and this corporation shall be the association to operate and administer the condominium and carry out the functions and duties of the association and condominium as set forth in the Declaration of Condominium, and the exhibits attached thereto, which together establish the condominium.

ARTICLE III. MEMBERSHIP

Admission to and termination of membership in this corporation shall be governed by the Declaration of Condominium, and the exhibits attached thereto, that shall be filed among the Public Records of Seminole County, Florida. In any event, all persons, limited liability companies, or other ownership entities, who are owners of condominium units within the Longwood Business Park, a commercial condominium, shall be members of this corporation. This membership shall automatically terminate when such person, corporation, limited liability company, or other ownership entity is no longer owner of a condominium unit.

ARTICLE IV. DURATION

This non-profit corporation shall have perpetual existence.

ARTICLE V. INCORPORATORS

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

Jornat Properties, L.L.C., 1929 Corporate Square Drive, Longwood, FL 32752

ARTICLE VI. BOARD OF DIRECTORS

Section 1. The affairs of the corporation shall be managed and governed by a board of directors composed of not less than three (3) persons. The directors, subsequent to the first board of directors, shall be elected at the annual meeting of the membership for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election and provisions respecting the removal, disqualification and resignation of directors and for filling vacancies on the directorate shall be established by the By-Laws.

Section 2. The following persons shall constitute the first board of directors and shall serve until the first election of the board of directors at the first regular meeting of the membership.

Philip Jorgensen
Todd Jorgensen
Jacqueline Chambers

ARTICLE VII. CORPORATE OFFICERS

Section 1. The principal officers of the corporation shall be: president, vice-president, secretary, and treasurer who shall be elected from time to time in the manner set forth in the By-Laws adopted by the corporation. The office of secretary and treasurer may be combined.

Section 2. The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium By-Laws, are as follows:

Philip D. Jorgensen, President
P. Todd Jorgensen, Vice President, Secretary, Treasurer

ARTICLE VIII. BY-LAWS

The By-Laws of the corporation shall initially be made and adopted by its first board of directors.

Prior to the time the property described in Article II hereinabove has been submitted to the condominium ownership by the filing of the Declaration of Condominium, said first board of directors shall have full power to amend, alter or rescind said By-Laws by a majority vote.

After the property described in Article II hereinabove has been submitted to Condominium ownership by filing of the Declaration of Condominium, By-Laws may be amended, altered, supplemented or modified by the membership at the annual meeting, or at a duly convened special meeting of the membership, by vote, as follows:

- A. If the proposed change has not been approved by at least a unanimous vote of the Board of Directors, then the proposed change must be approved by 2/3 of the total vote of the membership.

- B. If the proposed change has been approved by the unanimous vote of the Board of Directors, then the proposed change must be approved by a majority of the unit owners.

ARTICLE IX. AMENDMENTS

Amendments to these Articles of Incorporation may be proposed by any member or director and shall be adopted in the same manner as is provided for the amendment of the By-Laws as set forth in Article VIII above. The amendment(s) shall be effective when a copy thereof, together with an attached certificate of its approval by the membership, sealed with the corporate seal, signed by the secretary, and executed and acknowledged by the president or vice-president, has been filed with the Secretary of State and all filing fees paid.

ARTICLE X. CORPORATE POWERS

This corporation shall have all of the powers set forth in Florida Statutes, all of the powers set forth in the Condominium Act of the State of Florida, and all powers granted to it by the Declaration of Condominium and exhibits annexed thereto.

ARTICLE XI. DIVIDENDS AND STOCKS

There shall be no dividends paid to any of the members, nor shall any part of the income of the Corporation be distributed to its Board of Directors or officers. In the event there are any excess receipts over disbursements as a result of performing services, such excess shall be applied against future expenses. The Corporation may pay compensation in a reasonable amount to its members, directors and officers for services rendered, may confer benefits upon its members in conformity with its purposes, and upon dissolution or final liquidation may make distribution to its members as is permitted by the Court having jurisdiction thereof; and no such payment, benefit or distribution shall be determined to be a dividend or distribution of income.


This Corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the Corporation and the transfer thereof, as well as the number of members, shall be upon such terms and conditions as provided for in the Declaration of Condominium and By-Laws. The voting rights of the owners of parcels in said condominium property shall be as set forth in the Declaration of Condominium and/or By-Laws.

ARTICLE XII. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation is 230 North Park Avenue, Sanford, Florida, and the name of the initial registered agent of this Corporation at that address is Stephen H. Coover.


3rd IN WITNESS WHEREOF, the subscriber hereto has hereunto set his hand and seal this
day of April, 2006.

LONGWOOD BUSINESS PARK,
A COMMERCIAL CONDOMINIUM, INC.
By its Incorporator:
JORNAT PROPERTIES, L.L.C.

BY 
Philip D. Jorgensen, Manager

That LONGWOOD BUSINESS PARK, A COMMERCIAL CONDOMINIUM, INC.
desiring to organize under the laws of the State of Florida, with its principal office as indicated in
the Articles Of Incorporation, at 230 North Park Avenue, County of Seminole, State of Florida, *City of*
Sanford, 32771, has named Stephen H. Coover as its agent to accept service of process within this State.

Having been named to accept service of process for the above-named Corporation, at the
place designated in this certificate, the undersigned agrees to act in this capacity, and agrees to
comply with the provisions of Florida law relative to keeping the designated office open.


Stephen H. Coover
Registered Agent