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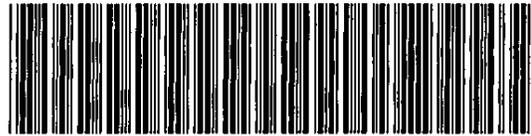
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J. Shivers JUL 11 2005

LAW OFFICES  
**STEIN, ROSENBERG & STEIN**  
*Professional Association*

1499 W. PALMETTO PARK ROAD  
SUITE 300  
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July 6, 2006

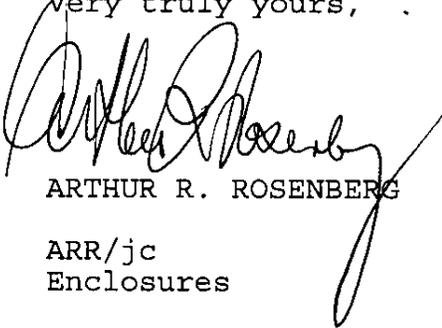
Department of State  
Division of Corporations  
Corporate Filings  
P.O. Box 6327  
Tallahassee, FL 32314

**RE: Independence Commerce Center Condominium Association, Inc.**

Gentlemen:

Enclosed please find this firm's check in the amount of \$70.00 along with Articles of Incorporation in connection with the above referenced matter.

Very truly yours,



ARTHUR R. ROSENBERG

ARR/jc  
Enclosures

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ARTICLES OF INCORPORATION  
OF  
INDEPENDENCE COMMERCE CENTER CONDOMINIUM ASSOCIATION, INC.  
(A Florida Not For Profit Corporation)

In order to form a corporation under the provisions of Chapter 617 of the laws of the State of Florida for the formation of Corporations Not For Profit, the undersigned, hereinafter referred to as "Developer," hereby create a corporation for the purpose and with the powers hereinafter mentioned.

ARTICLE I

The name of the corporation shall be INDEPENDENCE COMMERCE CENTER CONDOMINIUM ASSOCIATION, INC., (hereinafter referred to as the "Association")

ARTICLE II

The purposes and objects of the Association shall be to serve as an entity pursuant to Section 718.111, Florida Statutes, hereinafter called the "Condominium Act," and to administer the operation and management of INDEPENDENCE COMMERCE CENTER, to be established in accordance with the Condominium Act by the recording of a Declaration of Condominium with respect to the following described property, situate, lying and being in Broward County, Florida, to wit:

See Schedule 1 attached hereto and incorporated herein

and to undertake the performance of the acts and duties incident to and administration of the operation and management of said Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles of Incorporation, and which may be contained in the Declaration of Condominium, which will be recorded in the Public Records of Broward County, Florida; and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said Condominium. The Association shall be conducted as a not for profit organization for the benefit of its members, and the Association shall make no distributions of income to its members, directors or officers.

ARTICLE 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 under the law pursuant to which this Association is formed and not in conflict with the Condominium Act or these Articles of Incorporation.
2. The Association shall have all of the powers and duties set forth in the Condominium Act, except as limited by these Articles of Incorporation and the Declaration of

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Condominium.

3. The Association shall have all of the powers reasonably necessary to implement and effectuate the purposes of the Association, including but not limited to, the following:

(a) To make and establish reasonable rules and regulations governing the use of Units and common elements in said Condominium as said terms may be defined in said Declaration of Condominium to be recorded.

(b) To buy, sell, lease, mortgage or otherwise deal with any and all property, whether real or personal.

(c) To levy and collect assessments against members of the Association to defray the common expenses of the Condominium as may be provided in said Declaration of Condominium and in the Bylaws of this Association which may be hereafter adopted, including the right to levy and collect assessments for the purposes of acquiring, operating, leasing, managing and otherwise trading and dealing with such property, whether real or personal, including Units in said Condominium.

(d) To maintain, repair, replace, operate and manage the Condominium and the property comprising same, including the right to reconstruct improvements after casualty and to make further improvements of Condominium property.

(e) To contract for the management of the Condominium and to delegate to such contractor all of the powers and duties of the Association, except those which may be required by the Declaration of Condominium to have approval of the Board of Directors or membership of the Association.

(f) To enforce by legal means and otherwise, the provisions of said Declaration of Condominium, these Articles of Incorporation, the Bylaws of the Association which may be hereafter adopted, and the Rules and Regulations governing the use of said Condominium as may be hereafter established.

(g) To approve or disapprove the transfer, lease, mortgage and ownership of Units as may be provided by the Declaration of Condominium and by the Bylaws.

(h) To execute, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association pursuant to the Declaration of Condominium aforementioned.

(i) All funds and the titles to all property acquired by the Association, and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the Bylaws.

(j) To employ personnel to perform the services required for the proper operation of the Condominium.

(k) To purchase insurance upon the Condominium Property and insurance for the protection of the Association, its officers, directors and Unit Owners.

(l) The power to levy reasonable fines as allowed by Section 718.303 (3), Florida Statutes.

(m) To exercise all other powers and duties as may be set forth in the Declaration of Condominium and the Bylaws.

#### ARTICLE IV

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

1. On all matters on which the membership shall be entitled to vote, there shall be only those votes for each unit as set forth in the Declaration of Condominium, notwithstanding the fact that the Unit is owned by more than one person, and such vote or votes may be exercised by the owner or owners of each Unit in such manner as may be provided in the Bylaws hereafter adopted by the Association. Should any owner or owners own more than one Unit, such owner or owners shall be entitled to exercise or cast as many votes as are allocated to the particular Units owned, in the manner provided by the Bylaws.

2. Until such time as the land described in Article II shall be submitted to a Plan of Condominium Ownership by the recordation of a Declaration of Condominium, the membership of the Association shall be comprised of the subscriber to these Articles.

#### ARTICLE V

The Association shall have perpetual existence.

#### ARTICLE VI

The principal office of the Association shall be located at 6499 North Powerline Road, Suite 301, Fort Lauderdale, Florida 33309, but the Association may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors; furthermore, the Board of Directors may from time to time relocate the aforesaid principal office.

#### ARTICLE VII

1. The Affairs of the Association shall be managed by a Board of Directors. The number of persons which will constitute the entire Board of Directors shall not be less than three (3) nor more than five (5). Unit Owners other than the Developer shall be entitled to elect additional directors pursuant to Section 718.301 (1) of the Florida Statutes.

After the Developer ceases to own any Units, all directors shall be elected by Unit Owners.

2. The number of directors constituting the initial Board of Directors of the corporation is three (3). The names and addresses of said persons who are to serve on the initial Board of Directors are:

Name Edward M. Renzulli  
6499 North Powerline Road  
Suite 301  
Fort Lauderdale, Florida 33309

Arthur R. Rosenberg  
1499 West Palmetto Park Road  
Suite 300  
Boca Raton, Florida 33486

Liliane L. Ciulla  
6499 North Powerline Road  
Suite 301  
Fort Lauderdale, Florida 33309

#### ARTICLE VIII

The affairs of the Association shall be administered by the officers in accordance with the Bylaws. The president and such other officers and assistant officers as the Board of Directors may from time to time designate shall constitute the officers of the Association. The officers of the Association shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

Name	Office	Address
Edward M. Renzulli	President	6499 North Powerline Road Suite 301 Fort Lauderdale, Florida 33309
Arthur R. Rosenberg	Vice President	1499 West Palmetto Park Road Suite 300 Boca Raton, Florida 33486
Liliane L. Ciulla	Treasurer/Secretary	6499 North Powerline Road Suite 301 Fort Lauderdale, Florida 33309

## ARTICLE IX

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded by the Board of Directors and the members of this Association.

## ARTICLE X

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities including counsel fees, reasonably incurred by or imposed upon him in connection with 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 at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of misfeasance or malfeasance in the performance of his duties or has been found guilty or plead No Lo to a criminal offense; provided that in the event of any claim for reimbursement or indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in 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 directors or officers may be entitled.

The Board of Directors may, and shall if the same is reasonably available, purchase liability insurance to insure all directors, officers or agents, past and present, against all expenses and liabilities as set forth above. The premiums for such insurance should be paid by the Unit owners as part of the common expense.

## ARTICLE XI

These Articles of Incorporation may be modified or amended at any duly convened meeting of the Members by the affirmative vote of a majority of the total votes of the Members present at a duly called meeting of the Unit Owners at which a quorum is present as provided by the Bylaws. Said 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 or an Assistant Secretary, and executed and acknowledged by the President, has been filed with the Secretary of State, and all filing fees paid and a copy certified by the Secretary of State shall be recorded in the Public Records of Broward County, Florida.

The Developer may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected by the Developer alone.

No amendment shall be made that is in conflict with the Act, the Declaration or the Bylaws, nor shall any amendment make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of or reserved to the Developer, or an affiliate of the Developer, unless the Developer shall join in the execution of the amendment.

Notwithstanding the foregoing, any amendment signed by the owners of all the Units shall become immediately effective.

ARTICLE XII

In the absence of fraud, no contract or other transaction between the Association and any other person, firm, corporation or partnership shall be affected or invalidated by reason of the fact that any director or officer of the Association is pecuniarily or otherwise interested therein.

ARTICLE XIII

The name and address of the subscribers to these Articles of Incorporation are as follows:

Name	Address
Edward M. Renzulli	6499 North Powerline Road Suite 301 Fort Lauderdale, Florida 33309

ARTICLE XIV

The initial registered agent of the Association is Arthur R. Rosenberg and the street address of the initial registered office of the Association is 1499 West Palmetto Park Road, Suite 300, Boca Raton, Florida 33486. The corporation shall have the right to change such registered agent and office from time to time as provided by law.

IN WITNESS WHEREOF, the subscriber has hereunto set his hands and seals this 29<sup>TH</sup> day of JUNE 2006.

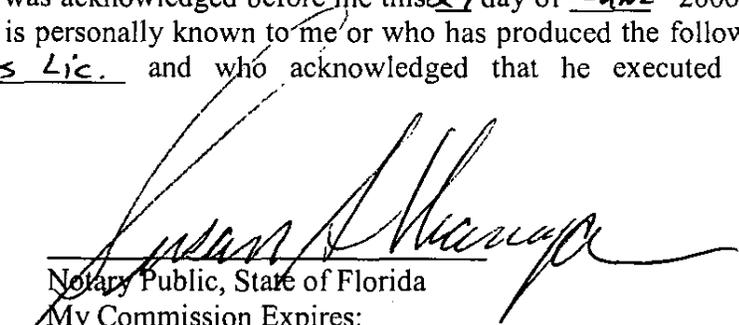


EDWARD M. RENZULLI

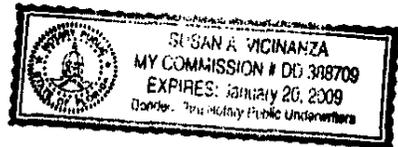
STATE OF FLORIDA )

COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 29<sup>TH</sup> day of JUNE 2006, by EDWARD M. RENZULLI, who is personally known to me or who has produced the following identification FLA. DRIVERS Lic. and who acknowledged that he executed this document.



Notary Public, State of Florida  
My Commission Expires:



**STATEMENT OF REGISTERED AGENT**

In pursuance of Chapter 617 Florida Statutes, the following is submitted, in compliance with said Act.

That INDEPENDENCE COMMERCE CENTER CONDOMINIUM ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office at 6499 North Powerline Road, Suite 301, Fort Lauderdale, Florida 33309, has named Arthur R. Rosenberg located at 1499 West Palmetto Park Road, Suite 300, Boca Raton, Florida 33486, as its agent to accept service of process within this State. Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to act in this capacity, and that I am familiar with and accept the obligations of Florida Statutes 607.325.

Dated: June 30, 2006

  
ARTHUR R. ROSENBERG  
Registered Agent

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA