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**FLORIDA PROFIT/NON PROFIT CORPORATION  
CHABAD AT 770, INC.**

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ARTICLES OF INCORPORATION  
OF  
CHABAD AT 770, INC.

In Compliance with Chapter 617, F.S. (Not for Profit)

The undersigned, for the purpose of forming a nonprofit corporation under the Florida Not For Profit Corporation Act, Florida Statutes Chapter 617, makes and adopts the following Articles of Incorporation:

ARTICLE 1. *Name.*

The name of the corporation shall be as follows:

CHABAD AT 770, INC.

ARTICLE 2. *Address.*

The address of the principal office and the mailing address of the corporation is:

120 N.E. 1st Avenue  
Boca Raton, Florida 33432

ARTICLE 3. *Purposes.*

The corporation is organized, and shall be operated exclusively for charitable, educational and religious purposes which shall include, without limitation, the following general principles:

1. To provide a place of rest, recreation and Orthodox Jewish religious atmosphere and to conduct religious services in accordance with the tenets and practices of the Jewish faith.
2. To insure that the sacred tradition inherent in Orthodox Judaism will be maintained.
3. To provide proper facilities for the dissemination of knowledge and learning of Jewish faith, history, literature and Jewish lifestyles and ideals in accordance with Chabad methods.
4. To provide, foster and promote religious, educational and social activities in connection with the observance of Jewish holidays and tradition.
5. To undertake, promote, develop and carry on scientific, literary or educational works and to establish and maintain in whole or in part scientific, literary or educational agencies or institutions or schools.
6. To encourage the public to give financial support in furtherance of the objectives of the corporation.

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- 7. To engage in other activities as are not inconsistent with the purposes stated hereinabove.

ARTICLE 4. *General Powers.*

In addition to, but not in limitation of, the general powers conferred by common law and the statutes of the State of Florida in effect from time to time, the corporation shall have the following powers, unless indicated otherwise by the bylaws: (i) to own, acquire, construct, operate and maintain property, buildings, structures and other facilities incident thereto, (ii) to buy or otherwise acquire, sell or otherwise dispose of, mortgage, pledge, hypothecate or otherwise encumber, exchange, lease, hold, use, operate, invest and otherwise deal in and with real, personal and mixed property of all kinds, including, without limitation, stocks, bonds, and other securities and rights or interests therein for any purposes of the corporation, (iii) to accept, take, hold, acquire and receive by gift, devise, loan, bequest, purchase, or to receive by contribution any real, personal or mixed property in any form without limitation as to kind, amount or value, (iv) to borrow money for any purpose except as may be limited by the bylaws, (v) to enter into, make, perform or enforce contracts of every kind and description and to do all other acts necessary, appropriate or advisory in carrying out any purpose of the corporation. The corporation shall be authorized to accept contributions or gifts in any form, either without restriction or subject to such terms, restrictions and trusts as may be provided in such gifts, and may administer any such trust provided such terms, conditions or trusts are within the objects and purposes of this corporation and are not in violation of any other provisions of these Articles of Incorporation. The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers that may now or hereafter be allowed or permitted by law.

ARTICLE 5. *Manner of Election.*

- A. *Officers.* The officers of the corporation may consist of a president, one or more vice presidents, a secretary, a treasurer, and any other officers and assistant officers as may be provided for in the Bylaws. Each officer shall be nominated and elected by a vote of the President (and may be removed by a vote of the President) at such a time and in such a manner as may be prescribed by the Bylaws or by law.

ARTICLE 6. *Initial Officer:*

<u>Name</u>	<u>Address</u>	<u>Title(s)</u>
Rabbi Ruvy New	120 N.E. 1st Avenue Boca Raton, Florida 33432	President

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ARTICLE 7. *Initial Registered Agent and Street Address.*

The name and Florida street address of the registered agent of the corporation is:

Jonathan D. Louis, President  
Jonathan D. Louis, P.A.  
7777 Glades Road  
Suite 315-B  
Boca Raton, Florida 33434

On this 19th day of November, 2009, having been named as registered agent to accept service of process for the above stated corporation at the place designated in these Articles, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Jonathan D. Louis, P.A.

By:   
Jonathan D. Louis, President

ARTICLE 8. *No Members.*

The corporation shall not have members and shall not issue membership certificates. The corporation shall not issue shares of stock.

ARTICLE 9. *Not For Profit.*

The corporation is a not for profit corporation under Chapter 617, Florida Statutes. The corporation is not formed for pecuniary profit. No part of the income or assets of the corporation is distributable to or for the benefit of its officers, trustees, incorporator or private individual except that, pursuant to proper authorization, reasonable compensation may be paid for services rendered to or for the corporation affecting one or more of its purposes. No substantial part of the activities of the corporation will include the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation will not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office, except to the extent permissible under these articles, under law and under 26 U.S.C.A. § 501(c)(3) (referred to below as "code"). If the corporation ever has members, no member shall have any vested right, interest or privilege in or to the assets, income or property of the corporation and no part of the income or assets of the corporation shall be distributable to or for the benefit of its members, except to the extent permissible under these Articles, under law and under 26 U.S.C.A. § 501(c)(3).

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ARTICLE 10. *Duration.*

The term of the corporation is perpetual.

ARTICLE 11. *Dissolution.*

On the dissolution of the corporation, the officers shall, after paying or making provision for the payment of all of the liabilities of the corporation, distribute all of the assets of the corporation exclusively for charitable or educational purposes in such manner and to such qualified organization or organizations as the President shall determine. Any of the assets not so distributed shall be distributed in accordance with the direction of any court having jurisdiction in the county in which the principal office of the corporation is then located, exclusively for the above purposes of the corporation or to a qualified organization or organizations as the court shall determine.

ARTICLE 12. *Incorporators.*

The name and street address of the incorporator is as follows:

Jonathan D. Louis, Esq.  
Jonathan D. Louis, P.A.  
7777 Glades Road  
Suite 315-B  
Boca Raton, Florida 33434

ARTICLE 13. *Bylaws.*

The Bylaws of the corporation are to be made and adopted by the President, and may be altered, amended or rescinded by the President.

ARTICLE 14. *Amendment.*

The corporation reserves the right to amend or repeal any provision contained in these articles of incorporation or any amendment to them.

ARTICLE 15. *Indemnification and Civil Liability Immunity.*

The corporation shall indemnify each officer, to the fullest extent allowed by law, including but not limited to Florida Statutes Chapter 617. It is intended that the corporation be an organization the officers of which are immune from civil liability to the extent provided under Florida Statutes Chapter 617 and other similar laws.


ARTICLE 16. *Commencement of Corporate Existence.*

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The date when corporate existence shall commence is November 19, 2009.

In witness whereof, the undersigned incorporator has signed these Articles of Incorporation on the 19th day of November, 2009.

  
Jonathan D. Louis  
Incorporator

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