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Florida Department of State
Division of Corporations
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TALLAHASSEE, FLORIDA

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FLORIDA PROFIT/NON PROFIT CORPORATION
FAMCO Building Owners Association, Inc.

Certificate of Status	1
Certified Copy	1
Page Count	14
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ARTICLES OF INCORPORATION
OF
FAMCO BUILDING OWNERS ASSOCIATION, INC.

2010 JAN -7 A 11:25

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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 FAMCO BUILDING OWNERS ASSOCIATION, INC., and its principal place of business shall be: 5404 NW 36th Avenue, Suite "A", Fort Lauderdale, FL 33309-4100.

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 the Common Area located in Broward County, Florida, and more particularly described as follows:

See Exhibit "A" attached hereto.

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.

ARTICLE V - MEMBERS

The record owners, from time to time, of the BUILDINGS, more particularly described as follows:

See Legal Description of BUILDINGS attached hereto as Exhibit "B"

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ARTICLE VI - DIRECTORS

The number of directors constituting the initial Board of Directors shall be two (2) persons. The names and addresses of each person serving on the initial Board of Directors are as follows:

NAME:

ADDRESS:

EDWARD CARLISLE III 5404 NW 36th Avenue, Suite "A", Fort Lauderdale, FL
33309-4100

LEE YOUNG 5404 NW 36th Avenue, Suite "A", Fort Lauderdale, FL
33309-4100

Directors shall be elected annually by the members as provided in the Bylaws of the corporation.

ARTICLE VII - 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: EDWARD CARLISLE, III
Vice-President: LEE YOUNG
Secretary: LEE YOUNG

ARTICLE VIII - 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 IX - 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

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rescinded upon a unanimous 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 X - 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 Building Owners, there being one vote for each BUILDING.

ARTICLE XI - SUBSCRIBERS

The names and addresses of the subscribers of these Articles of Incorporation are:

NAME:

ADDRESS:

EDWARD CARLISLE, III 5404 NW 36th Avenue, Suite "A", Fort Lauderdale, FL
33309-4100

LEE YOUNG 5404 NW 36th Avenue, Suite "A", Fort Lauderdale, FL
33309-4100

ARTICLE XII - REGISTERED OFFICE AND AGENT

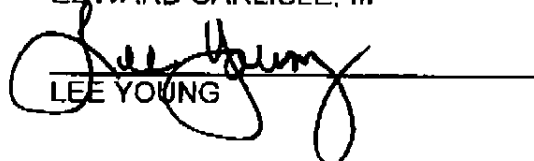
The street address of the initial registered office of this corporation is 5404 NW 36th Avenue, Suite "A", Fort Lauderdale, FL 33309-4100, and the name of the initial registered agent of this corporation at the address given above is: EDWARD CARLISLE, III.

The undersigned states that he is familiar with and accepts the duties and responsibilities as registered agent.


EDWARD CARLISLE, III

IN WITNESS WHEREOF, WE, the undersigned, being the original Incorporators of the foregoing corporation, do hereby certify that the foregoing constitutes the proposed Articles of Incorporation of FAMCO BUILDING OWNERS ASSOCIATION, INC., a Florida not for profit corporation, and we hereby declare and certify that the statements herein stated are true.


EDWARD CARLISLE, III


LEE YOUNG

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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STATE OF FLORIDA

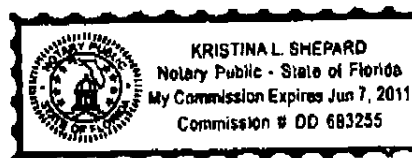
COUNTY OF BROWARD

I HEREBY CERTIFY that this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared EDWARD CARLISLE, III, 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 or produced valid driver's license as identification.

WITNESS my hand and official seal this 7th day of January, 2010.

Kristina Shepard (SEAL)
Notary Public

My Commission Expires:



STATE OF FLORIDA

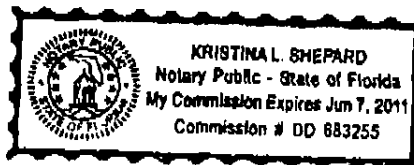
COUNTY OF BROWARD

I HEREBY CERTIFY that this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared LEE YOUNG, 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 or produced valid driver's license as identification.

WITNESS my hand and official seal this 7th day of January, 2010.

Kristina Shepard (SEAL)
Notary Public

My Commission Expires:



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EXHIBIT "A"
COMMON AREA SKETCH AND DESCRIPTION

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EXHIBIT "B"
INDIVIDUAL BUILDING SKETCHES AND DESCRIPTIONS

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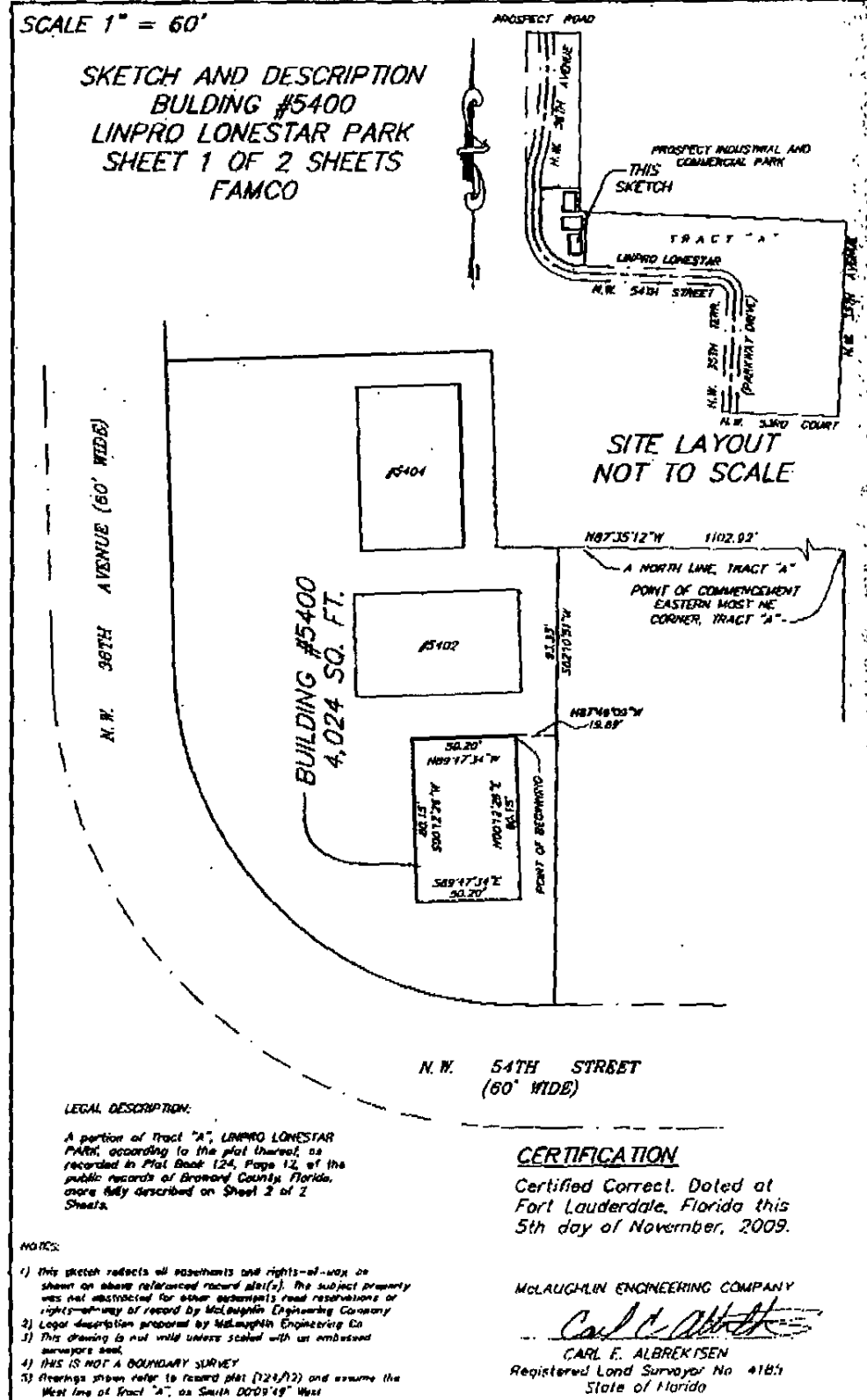


LB#285

ENGINEERING • SURVEYING • PLATTING • LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
33301 PHONE (954) 763-7611 • FAX (954) 763-7615

SCALE 1" = 60'

SKETCH AND DESCRIPTION
BUILDING #5400
LINPRO LONESTAR PARK
SHEET 1 OF 2 SHEETS
FAMCO



LEGAL DESCRIPTION:

A portion of Tract "A", LINPRO LONESTAR PARK, according to the plat thereof, as recorded in Plat Book 124, Page 12, of the public records of Broward County, Florida, more fully described on Sheet 2 of 2 Sheets.

NOTES:

- 1) This sketch reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyor's seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat 124/12 and assume the West line of Tract "A", as South 00°09'19" West.

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
5th day of November, 2009.

MCLAUGHLIN ENGINEERING COMPANY

Carl E. Albrektson

CARL E. ALBREKTSON
Registered Land Surveyor No. 4185
State of Florida

FIELD BOOK NO. _____

DRAWN BY: JMM

JOB ORDER NO. 11-5503

CHECKED BY: CA

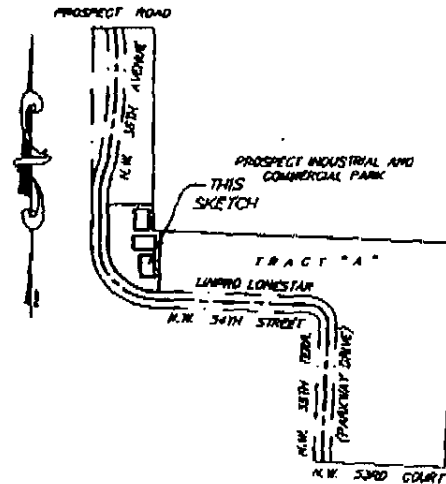
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 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
 33301 PHONE (954) 763-7611 • FAX (954) 763-7615

**SKETCH AND DESCRIPTION
 BUILDING #5400
 LINPRO LONESTAR PARK
 SHEET 2 OF 2 SHEETS
 FAMCO**



**SITE LAYOUT
 NOT TO SCALE**

LEGAL DESCRIPTION:

A portion of Tract "A", LINPRO LONESTAR PARK, according to the plat thereof, as recorded in Plat Book 124, Page 12, of the public records of Broward County, Florida, more particularly described as follows:

Commencing at the Easternmost Northeast corner of said plat; thence North $87^{\circ}35'12''$ West, along the North line of Tract "A", a distance of 1072.92 feet; thence South $02^{\circ}10'51''$ West, a distance of 93.33 feet; thence North $87^{\circ}49'09''$ West, a distance of 19.89 feet to the Point of Beginning; thence North $89^{\circ}47'34''$ West, a distance of 50.20 feet; thence South $00^{\circ}12'26''$ West, a distance of 80.15 feet; thence South $89^{\circ}47'34''$ East, a distance of 50.20 feet; thence North $00^{\circ}12'26''$ East, a distance of 80.15 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 4,024 square feet or 0.0924 acres, more or less.

CERTIFICATION

Certified Correct. Dated at
 Fort Lauderdale, Florida this
 5th day of November, 2009.

McLAUGHLIN ENGINEERING COMPANY

Carl E. Albrektson
 CARL E. ALBREKTSON
 Registered Land Surveyor No. 4103
 State of Florida

NOTES:

- 1) This sketch reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat (124/12) and assume the West line of Tract "A", as South $00^{\circ}09'49''$ West.

FIELD BOOK NO. _____

DRAWN BY: DMF

JOB ORDER NO. U-5503

CHECKED BY: CA

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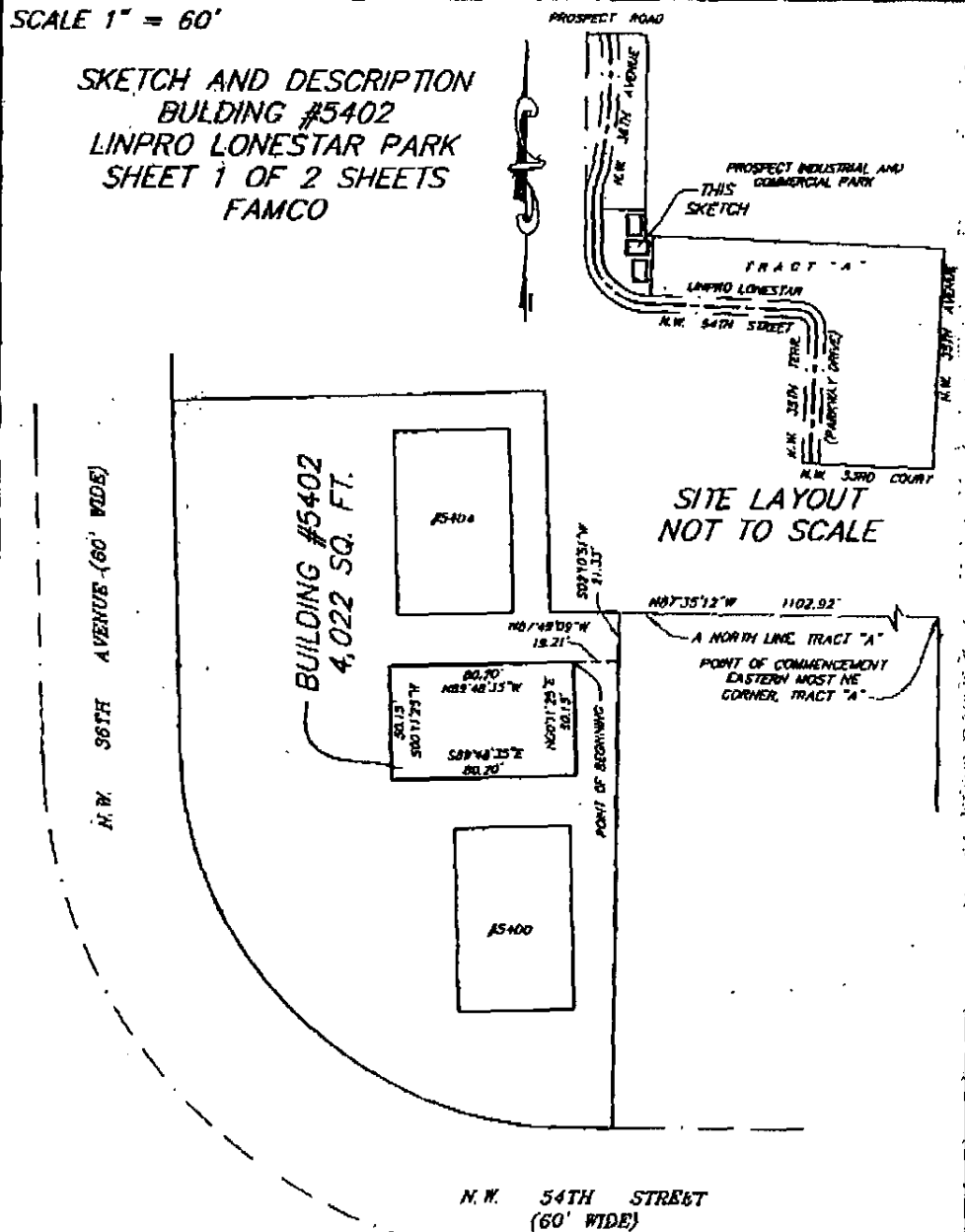
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SCALE 1" = 60'

SKETCH AND DESCRIPTION
 BUILDING #5402
 LINPRO LONESTAR PARK
 SHEET 1 OF 2 SHEETS
 FAMCO



LEGAL DESCRIPTION:

A portion of Tract "A", LINPRO LONESTAR PARK, according to the plat thereof, as recorded in Plat Book 124, Page 12, of the public records of Broward County, Florida, more fully described on Sheet 2 of 2 Sheets.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements and reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyor's seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat (124/12) and assume the West line of Tract "A", as South 00°17'49" West.

CERTIFICATION

Certified Correct. Dated at
 Fort Lauderdale, Florida this
 5th day of November, 2009.

McLAUGHLIN ENGINEERING COMPANY

Carl E. Albrektson
 CARL E. ALBREKTSEN
 Registered Land Surveyor No. 4185
 State of Florida

FIELD BOOK NO. _____

DRAWN BY: JMM

JOB ORDER NO. U-5503

CHECKED BY: CA

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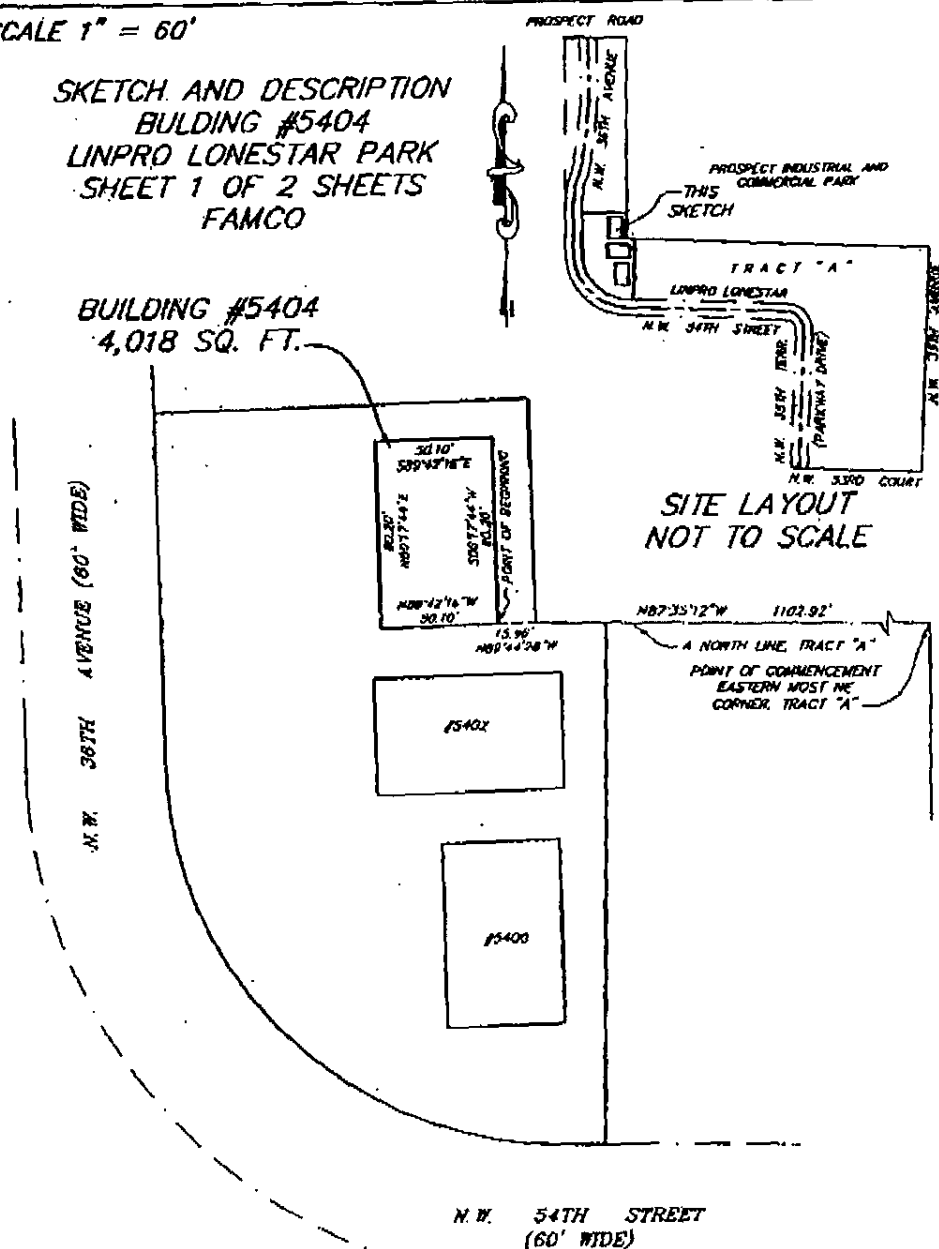
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SKETCH AND DESCRIPTION
BUILDING #5404
LINPRO LONESTAR PARK
SHEET 1 OF 2 SHEETS
FAMCO

BUILDING #5404
4,018 SQ. FT.-



LEGAL DESCRIPTION:

A portion of Tract "A", UNPRO LONESTAR PARK, according to the plat thereof, as recorded in Plat Book 124, Page 12, of the public records of Broward County, Florida, more fully described on Sheet 2 of 2 Sheets.

NOTES

- 1) This sketch reflects an assessment and rights-of-way of shown as above referenced record plat(s). The subject property was shown as above referenced record plat(s) with reservations of rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless accompanied by an embossed surveyor's seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Recordings shown refer to record plat (124/12) and assume the West line of Block "A" as South 00°00'40" West.

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
5th day of November, 2009.

MCLAUGHLIN ENGINEERING COMPANY

Carl E. Albrektzen
CARL E. ALBREKTZEN
Registered Land Surveyor No. 4195
State of Florida

FIELD BOOK NO. _____

DRAWN BY: JMM

JOB ORDER NO. U-550J

(CHECKED) BY: CA

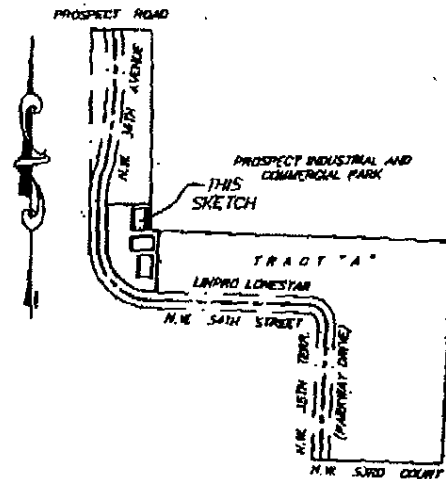
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 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
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SKETCH AND DESCRIPTION
 BUILDING #5404
 LINPRO LONESTAR PARK
 SHEET 2 OF 2 SHEETS
 FAMCO



SITE LAYOUT
 NOT TO SCALE

LEGAL DESCRIPTION:

A portion of Tract "A", LINPRO LONESTAR PARK, according to the plat thereof, as recorded in Plat Book 124, Page 12, of the public records of Broward County, Florida, more particularly described as follows:

Commencing at the Easternmost Northeast corner of said plat; hence North 87°35'12" West, along the North line of Tract "A", a distance of 1102.92 feet; thence North 89°44'28" West, a distance of 15.96 feet to the Point of Beginning; thence North 89°42'16" West, a distance of 50.10 feet; thence North 00°17'44" East, a distance of 80.20 feet; thence South 89°42'16" East, a distance of 50.10 feet; thence South 00°17'44" West, a distance of 80.20 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 4,018 square feet or 0.0922 acres, more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 5th day of November, 2009.

NOTES:

- 1) This sketch reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal Description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat (124/12) and assume the West line of Tract "A", as South 00°08'18" West.

McLAUGHLIN ENGINEERING COMPANY

Carl E. Albrinktsen
 CARL E. ALBRINKTSEN
 Registered Land Surveyor No. 4185
 State of Florida.

FIELD BOOK NO. _____

DRAWN BY: *AMF*

JOB ORDER NO. *U 5503*

CHECKED BY: *CA*

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TOTAL P.15