

P000000017434
BRUCE S. ROSENWATER & ASSOCIATES, P.A.

ATTORNEYS AT LAW

REPLY TO:
CENTURION TOWERS
SUITE 1200
1601 FORUM PLACE
WEST PALM BEACH, FLORIDA 33401
(561) 688-0991 FAX: (561) 688-0581

BOCA RATON OFFICE:
1900 EAST CORPORATE BOULEVARD
SUITE 400
BOCA RATON, FLORIDA 33431
E-MAIL: bs.rosenwater@cwixmail.com

BRUCE S. ROSENWATER
ADMITTED TO FLORIDA AND OHIO BARS

February 10, 2000

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****122.50 *****78.75

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


Re: Articles of Incorporation
BSR & ASSOCIATES Realty, Inc.

Dear Sir or Madam:

Enclosed for filing please find an original and 1 copy of Articles of Incorporation of BSR & ASSOCIATES REALTY, INC., together with our firm's check in the sum of \$122.50 in payment of filing fee and a certified copy of the Articles. A self-addressed, stamped envelope is also enclosed to facilitate your convenience in returning the certified copy Articles.

Very truly yours,

BRUCE S. ROSENWATER & ASSOCIATES, P.A.


Bruce S. Rosenwater
For the Firm

BSR/cbh
Enclosure

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 FEB 14 AM 7:44

g 2/18/00

**ARTICLES OF INCORPORATION
OF**

BSR & ASSOCIATES REALTY, INC.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

00 FEB 14 AM 7:44

I, the undersigned, hereby make, subscribe, acknowledge and file these Articles for the purpose of forming a corporation under the laws of the State of Florida.

ARTICLE I

NAME OF CORPORATION

The name of this corporation shall be BSR & ASSOCIATES REALTY, INC. The principal office, if known, or the mailing address of the Corporation is:

Centurion Towers, Suite 1200
1601 Forum Place
West Palm Beach, FL 33401

ARTICLE II

DURATION

The duration of the Corporation is perpetual.

ARTICLE III

PURPOSE

The general purpose for which this Corporation is organized is to engage in any lawful activity, or to transact any lawful activity or to transact any lawful business in connection with operating a real estate business.

ARTICLE IV

CAPITAL STOCK

The aggregate number of shares which the Corporation is authorized to issue is 500 shares of common stock. Such shares shall have a par value of \$1.00 per share.

ARTICLE V

INITIAL REGISTERED OFFICE AND AGENT

The initial Registered Office of this corporation shall be located at Centurion Tower, Suite 1200, 1601 Forum Place, West Palm Beach, FL 33401, and the name of the initial Registered Agent of this corporation is Bruce S. Rosenwater.

ARTICLE VI

INITIAL BOARD OF DIRECTORS

This corporation shall initially have one (1) Director. The number of Directors may be changed from time to time by the By-Laws, but shall never be less than one (1). The name and address of the initial Director is:

BRUCE S. ROSENWATER

ARTICLE VII

SPECIAL PROVISIONS

The following special provisions shall govern this corporation:

1. The time and place of the annual shareholders' meeting and the annual Directors' meeting shall be fixed and provided for in the By-Laws, and notice of same shall be given in one of the methods provided by law. Any shareholder or Director may waive notice of the time, place and purpose of any meeting either before, at, or after such meeting.
2. There shall be a President, a Secretary, and a Treasurer of this corporation, and such assistants as the shareholders may, by resolution, determine to be necessary and/or as provided in the By-Laws. This corporation may also have such other officers, assistants and factors as may be determined necessary and provided for by resolution of the shareholders and/or in the By-Laws. Any person may hold two or more offices. The shareholders may, at any time, by majority vote at a duly called and noticed meeting, declare any office or directorship vacant or remove any officer or director and elect a successor thereto. Additionally, Directors may, at any time, by majority vote at a duly called and noticed meeting, declare any office vacant or remove any officer and elect a successor thereto.
3. The Director may describe a method or methods for replacement of lost certificates and prescribe reasonable conditions by way of security for the issuance of new certificates.
4. No person shall be required to own, hold or control stock in the corporation as a condition precedent to holding an office or directorship in this corporation.

5. No contract or other transaction between the corporation and any other corporation, in the absence of fraud, shall be affected or invalidated by the fact that any one or more of the officers or Directors of the corporation is or are interested in or is an officer or Director or are officers or Directors of such other corporations, and any officer, officers or Directors, individually or jointly, may be a party or parties to or may be interested in any such contract or transaction of the corporation or in which the corporation is interested, and not contract, act or transaction of the corporation with any person or persons, firm or corporation, in the absence of fraud, shall be affected or invalidated by the fact that any officer, officers or Directors of the corporation is a party or parties to or interested in such contract, act or transaction, or in any way connected with such person or persons, firm or corporations, and each and every person who may become an officer or Director of this corporation is hereby relieved from any liability that might otherwise exist from thus contracting with the corporation for the benefit of himself or any firm, association or corporation in which he may be in anywise interested.

ARTICLE VIII

OFFICERS

The officers of the corporation who shall conduct the business of the corporation during the first year of its existence, or until their successors are elected and qualified, shall be:

President: Bruce S. Rosenwater
Secretary/Treasurer: Bruce S. Rosenwater

ARTICLE IX

INCORPORATOR

The name and address of the incorporator is:

Bruce S. Rosenwater, Esquire
1601 Forum Place, Suite 1200
West Palm Beach, FL 33401

ARTICLE X

AMENDMENT

This corporation reserves the right to amend, alter, change or repeal any provision contained in these Article of Incorporation in the manner now or hereafter prescribed by law, and all rights conferred on officers and shareholders herein are granted subject to this reservation.

IN WITNESS WHEREOF, the undersigned incorporator has subscribed to these Articles of Incorporation this 10th day of February, 2000.



BRUCE S. ROSENWATER, ESQUIRE

STATE OF FLORIDA :

COUNTY OF PALM BEACH :

The foregoing Articles of Incorporation were acknowledged before me this ____ day of February, 2000, by BRUCE S. ROSENWATER who (X) is personally known to me or () has produced the following identification _____ which is current or has been issued within the past five years and bears a serial or other identifying number and who () did (X) did not take an oath.



NOTARY PUBLIC, STATE OF FLORIDA

Printed Name:

Commission Number:

Commission expires:




Roseann Malatesta Lawson
My Commission CC849798
Expires June 27, 2003

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

ACCEPTANCE BY DESIGNATED REGISTERED AGENT 00 FEB 14 AM 7:44

I, the undersigned person, having been named as Registered Agent and to accept service of process for the above-stated corporation at the place designated in this statement, hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties and I am familiar with and accept the obligations of my position as Registered Agent.

Dated this 10th day of February, 2000.



Bruce S. Rosenwater