

P000000048254

Florida Department of State  
Division of Corporations  
Public Access System  
Katherine Harris, Secretary of State

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H00000026765 8)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations  
Fax Number : (850)922-4001

From: Account Name : EMPIRE CORPORATE KIT COMPANY  
Account Number : 072450003255  
Phone : (305)541-3694  
Fax Number : (305)541-3770

FILED  
2000 MAY 15 AM 9:32  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FLORIDA PROFIT CORPORATION OR P.A.

TUFTS FAMILY CORP.

Certificate of Status	0
Certified Copy	1
Page Count	06
Estimated Charge	\$78.75

AR 5/16

MAY-15-2000 15:59

EMPIRE CORPORATE KIT

FILED

2000 MAY 15 AM 9:33 P.02/06

9) H000 00026765

**ARTICLES OF INCORPORATION**

**OF**

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**TUFTS FAMILY CORP.**

**THE UNDERSIGNED** do hereby associate **TUFTS FAMILY CORP.** for the purpose of forming a corporation under the laws of the State of Florida, and do hereby certify as follows:

**ARTICLE I - NAME**

The name of the Corporation shall be:

**TUFTS FAMILY CORP.**

**ARTICLE II - PURPOSE**

A. To purchase, sell, manage, maintain, acquire, lease and dispose of real property consisting of apartment buildings, rental property but not limited to the same.

B. To carry on and engage in any business or activity which may be authorized and permitted under and by virtue of the laws of the United States of America or the State of Florida.

**ARTICLE III - CAPITAL STOCK**

The Corporation shall be authorized to issue capital stock in the following manner to wit: **One Hundred ( 100 ) Shares of Common Stock, having no par value.**

**ARTICLE IV - POWERS**

The powers of the Corporation shall include all those conferred by the bylaws of the Corporation and the laws of the State of Florida.

H000 00026765

H00000026765

**ARTICLE V - TERM OF EXISTENCE**

The Corporation shall have perpetual existence, in accordance with the laws of the State of Florida.

**ARTICLE VI - PRINCIPAL PLACE OF BUSINESS**

The principal place of business of the Corporation shall be:

100 Lincoln Road Suite 1448, Miami Beach, Florida 33139

**ARTICLE VII - REGISTERED AGENT AND OFFICE**

The Registered Agent for the Corporation shall be Scott A. Marcus, Esq., and the Registered Office shall be located at:

300 BISCAYNE BOULEVARD WAY, 1111  
Miami, Fl. 33131

or such other person or such other place as the Director or Board of Directors may from time to time, direct with appropriate notice being given to the Secretary of State, in accordance with applicable Florida Statutes.

**ARTICLE VIII - OFFICERS AND MANAGEMENT**

The affairs of the Corporation shall be managed by its officer and/or officers, subject, however, to the Board of Directors and subject to the provisions of these Articles of Incorporation and in accordance with the bylaws of the Corporation. the Officers of the Corporation may consist of a President, Vice President, Secretary, and Treasurer, in addition to such other officers that the Board of Directors may, if they so desire chose to elect. The name and address of the officer or officers who shall serve until the first election by the Board of directors shall be as follows:

H00000026765

H000 00026765

<u>NAME</u>	<u>OFFICE</u>	<u>ADDRESS</u>
DAVID A. TUFTS	President/Vice President Secretary/Treasurer	

**ARTICLE IX - BOARD OF DIRECTORS**

The corporation shall be governed by a Board of Directors which shall consist of one (1), but not more than (5) persons.

**ARTICLE X - INITIAL DIRECTOR OR DIRECTORS**

The name and address of the person or persons who shall serve as the initial Director or Board of Directors until the first annual meeting of the Corporation, or until his or their successor or successors are elected and qualified shall be as follows:

<u>NAME</u>	<u>ADDRESS</u>
DAVID A. TUFTS	100 Lincoln Road Suite 1448, Miami Beach, Florida 33139

**ARTICLE XI - INCORPORATOR OR INCORPORATORS**

The name and address of the incorporator or incorporators subscribing to these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>NO. OF SHARES SUBSCRIBED</u>	<u>AMOUNT OF SHARES</u>
DAVID A. TUFTS		100	\$ 1,000.00

H000 00026765

**ARTICLE XII - INDEMNIFICATION OF OFFICERS AND DIRECTORS**

Each Director and Officer of the Corporation shall be indemnified by the Corporation for all expenses and liabilities, including attorney's fees incurred or imposed upon such Director or Officer in Connection with any proceedings 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 of the Corporation. The foregoing right of indemnification shall be in addition to and not exclusive of any rights to which such Director or Officer may be entitled.

**ARTICLE XIII - VOTING RIGHTS**

That except as may otherwise be provided by law, the total voting power for the election of Directors of the corporation shall be vested solely and exclusively in the holders of the outstanding shares of the capital stock of the Corporation.

**ARTICLE XIV - BYLAWS**

The original bylaws of the Corporation shall be adopted by a majority vote of the Shareholders of the Corporation present at a meeting of the Shareholders called for such purpose, at which a majority of the Shareholders are present, and thereafter the bylaws of the Corporation may be amended, altered or rescinded by the vote of the Shareholders of the Corporation. Amendments to the bylaws or to these Articles of Incorporation may be proposed by the Shareholders or by the Board of Directors in the manner as provided in the bylaws and as may be provided under the laws of the State of Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Miami, Dade County, Florida, this 11 day of May 2000.

 (SEAL)  
DAVID TUFTS,

H000 00026765

FILED

2000 MAY 15<sup>P. 06/06</sup> 9:33

H000 00026765

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

STATE OF NEW YORK

COUNTY OF New York

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of May, 2000 by David Tufts, who is personally known to me or has produced his drivers license as identification and who did/did not take an oath.

Natalie F. Lipman  
NOTARY PUBLIC, STATE NEW YORK

**CERTIFICATE ACCEPTING DESIGNATION AS REGISTERED AGENT**

I HEREBY CERTIFY that I have accepted the designation as Registered Agent of the TUFTS FAMILY CORP., and agree to serve as its Registered Agent, to accept service of process within the State at its Registered Office located at 300 BISCAVNE BOULEVARD WAY, MIAMI, FLORIDA.

Scott A. Marcus  
SCOTT A. MARCUS, Registered Agent

NATALIE F. LIPMAN  
Notary Public, State of New York  
No. 31-4733543  
Qualified in New York County  
Commission Expires Jan. 31, 2002

H000 00026765