

P000000060518

LAW OFFICES
GARY J. HAUSLER

GARY J. HAUSLER
(MEMBER OF FLORIDA, WASH D.C., & N.Y. BARS)

June 16, 2000

950 N. COLLIER BLVD.
SUITE 202
THE SUNTRUST BUILDING
MARCO ISLAND, FL 34145

(941) 394-3171
FAX (941) 394-4858

FEDERAL EXPRESS

Secretary of State
Corporations Division
409 East Gaines Street
Tallahassee, FL 32399

100003295781-2
-06/19/00-01118-009
****122.50 ****78.75

Attention: New Filings

Re: Incorporation of ELPETHA REALTY OF FORT LAUDERDALE, INC.

Dear Sir:


Enclosed herewith please find the following documents with respect to the filing of a new corporation entitled: ELPETHA REALTY OF FORT LAUDERDALE, INC.

1. Original and one (1) copy of ARTICLES OF INCORPORATION;
2. The undersigned's escrow account check in the amount of \$122.50 as and for your filing fee;

Please proceed to file the enclosed original Articles and return a copy of the filed Articles of Incorporation for my file.

Thank you for your anticipated cooperation.

Very truly yours,


Gary J. Hausler

GJH/sew

Enclosures

FILED
00 JUN 19 AM 9:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T. Burch JUN 22 2000

ARTICLES OF INCORPORATION
OF
ELPETHA REALTY OF FORT LAUDERDALE, INC.

FILED
00 JUN 19 AM 9:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned for the purpose of forming a corporation under the Florida General Corporation Act, do hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation is:

ELPETHA REALTY OF FORT LAUDERDALE, INC.

ARTICLE II

The duration of the corporation is perpetual.

ARTICLE III

The general purpose for which the corporation is organized is:

1. To engage in the business of real estate investment; and
2. To transact any other lawful business for which corporations may be incorporated under the Florida General Corporation Act; and
3. To do such other things as are incidental to the foregoing or necessary or desirable in order to accomplish the same.

ARTICLE IV

The aggregate number of shares which the corporation is authorized to issue is FIVE HUNDRED (500) shares. Such shares shall be of a single class, and shall have a par value of One (\$1.00) Dollar per share.

ARTICLE V

The corporation is authorized to issue only one (1) class of stock and all issued stock shall be held of record by not more than thirty-five persons. Stock shall be issued and transferable only to natural persons who are not nonresident aliens.

ARTICLE VI

No stockholder shall have the right to sell, assign, pledge, encumber, transfer, or otherwise dispose of any of the shares of the corporation without first offering such shares for sale to the corporation at the net asset value thereof. Such offering shall be in writing, signed by the stockholder; shall be sent by registered or certified mail to the corporation at its principal place of business; and shall remain open for acceptance by the corporation for a period of thirty (30) days from the date of mailing. If the corporation fails or refuses within such period to make satisfactory arrangements for the purchase of such shares, the stockholder shall have the right to dispose of his shares as he may see fit.

On the death of any stockholder, the corporation shall have the right to purchase all shares owned by such stockholder immediately following his death on the terms set forth above, and this provision shall be binding on the executor, administer, or personal representative of each stockholder.

Each share certificate issued by the corporation shall have typed, printed or stamped thereon the following legend:

"These shares are held subject to certain transfer restrictions imposed by the Articles of Incorporation of the corporation. A copy of such Articles is on file at the principal office of the Corporation."

ARTICLE VII

The street address of the initial registered office of the corporation is: 745 12th Avenue S., Suite D, Naples, Florida 34102, and the name of its initial registered agent at such address is: JOHN C. JOANIDES.

ARTICLE VIII

The number of directors constituting the initial Board of Directors of the corporation is one (2). The names and addresses of these persons who are to serve as the members of the initial Board of Directors are:

<u>NAME</u>	<u>ADDRESS</u>
John C. Joanides	745 12 th Avenue S., Suite D Naples, FL 34102
Catherine A. Joanides	745 12 th Avenue S., Suite D 1128 Naples, FL 34102

ARTICLE IX

The names and addresses of the incorporators are:

<u>NAME</u>	<u>ADDRESS</u>
John C. Joanides	745 12 th Avenue S., Suite D Naples, FL 34102
Catherine A. Joanides	745 12 th Avenue S., Suite D 1128 Naples, FL 34102

ARTICLE X

The name and addresses of the subscribers to the stock of the corporation are:

<u>NAME</u>	<u>ADDRESS</u>
John C. Joanides	745 12 th Avenue S., Suite D Naples, FL 34102

Catherine A. Joanides

745 12th Avenue S., Suite D
Naples, FL 34102

ARTICLE XI

The principal place of business and mailing address of the corporation is: 745 12th
Avenue S., Suite D, Naples, FL 34102

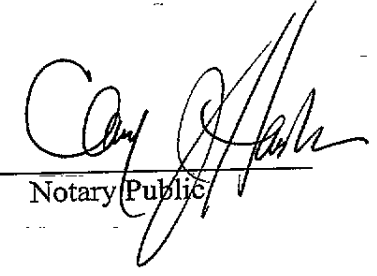
EXECUTED by the undersigned on June 15, 2000 at Marco Island, Florida.


JOHN C. JOANIDES



CATHERINE A. JOANIDES

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 15th of June, 2000,
by JOHN C. JOANIDES and CATHERINE A. JOANIDES, who are personally known to
me and who did not take an oath.


Notary Public

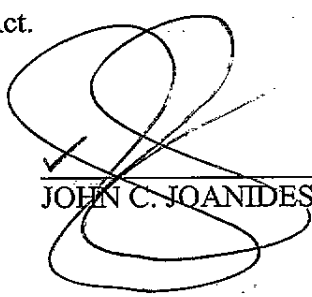
My Commission Expires:

 Gary J. Hausler
My Commission CC913287
Expires March 13, 2004

ACKNOWLEDGMENT BY REGISTERED AGENT

JOHN C. JOANIDES, having been named Resident Agent in the Articles of Incorporation, hereby accepts and consents to act in this capacity and agrees to comply with the provisions of the Florida General Corporation Act.

Dated: June 15, 2000


JOHN C. JOANIDES