

PO2000134304

(Requestor's Name)

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(City/State/Zip/Phone #)

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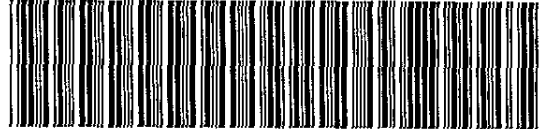
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(Document Number)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

✓✓

12/23/02

Greg K. Kuroda, Esq.

Incorporation • Trademark • Other Corporate Services

1540 South Clarion Street

Philadelphia PA 19147

ADDRESS SERVICE REQUESTED

Greg K. Kuroda, Esq.

Tel (609) 332-0712

Fax (215) 467-8340

December 19, 2002

Florida Department of State - Div. of Corporations
409 East Gaines Street
TALLAHASSEE FL 32399

Please file and return in envelope provided to:

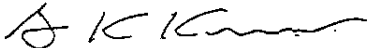
Greg Kuroda
1540 South Clarion Street
Philadelphia, PA 19147

Please call if there are any questions

609-332-0712

Thank you for your assistance.

Sincerely,



Greg K. Kuroda
Esquire
GK131@COMCAST.NET

EFFECTIVE DATE
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:
Serendipity Property Management, Inc.

Article II. Address

The Corporation's mailing address is:
Serendipity Property Management, Inc.
384 Tuckerton Road
Medford NJ 08055

Article III. Registered Agent

The name and address of the Corporation's registered agent is:
Denise Woods
9127 SW 161 Terrace
Miami FL 33157

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:
Benjamin L. Lavecchia

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

Article V. Capital Stock

The Corporation shall have the authority to issue 2,000 shares of common stock, par value \$.01 per share.

Article VI. Incorporator

The name and address of the incorporator is:

Greg K. Kuroda
1540 South Clarion Street
Philadelphia PA 19147

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on December 18, 2002.

The undersigned incorporator executed these Articles of Incorporation on December 19, 2002.



GREG K. KURODA

1540 South Clarion Street
Philadelphia PA 19147
(609) 332-0712

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE

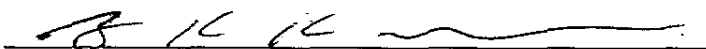
CORPORATION:

Serendipity Property Management, Inc.

REGISTERED AGENT/OFFICE:

Denise Woods
9127 SW 161 Terrace
Miami FL 33157

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



DENISE WOODS

by G.K. Kuroda as attorney-in-fact

Date: December 19, 2002

1540 South Clarion Street
Philadelphia PA 19147
(609) 332-0712

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