

Division of Corporations

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Florida Department of State
Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 205-0381

From:

Account Name : PAUL M. BLOOMGARDEN, P.A.
Account Number : I20010000022
Phone : (954) 370-2222
Fax Number : (954) 370-2211

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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**FLORIDA PROFIT CORPORATION OR P.A.
THE CONDO COMPANY OF FORT LAUDERDALE, INC.**

Certificate of Status	1
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CONSENT TO USE OF CORPORATE NAME

To: SECRETARY OF STATE
State of Florida

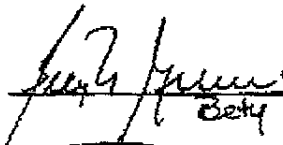
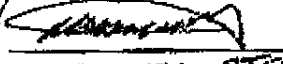
The undersigned, a corporation duly organized and existing under the laws of the State of Florida, does hereby grant permission and approve the filing of Articles of Incorporation for the following named corporation: The Condo Company of Fort Lauderdale, Inc.

We understand that this approval is necessary due to the similarity of the names.

Dated: September 8, 2003.

Signed, Sealed and Delivered
in the Presence of:


THE CONDO COMPANY, INC.

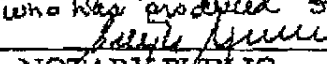

Betty A. Siquiera

MORRIS STEKLER

BY: 
MICHAEL A. LEDWITZ, President

ATTEST: 
MICHAEL A. LEDWITZ, Secretary

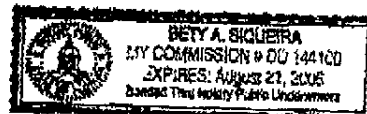
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

~~BEFORE ME, the undersigned authority, personally appeared, MICHAEL A. LEDWITZ as President of The Condo Company, Inc., a Florida corporation, and he acknowledged to me that he executed said instrument as such officer for the foregoing purposes.~~ 

~~WITNESS my hand and seal this Eighth day of September, 2003.~~
This foregoing instrument was acknowledged before me, this 8th day of September, 2003 by Michael Ledwitz who has produced Florida Driver's License as identification. 

NOTARY PUBLIC

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF

THE CONDO COMPANY OF FORT LAUDERDALE, INC.

ARTICLE I - NAME

The name of this Corporation is The Condo Company of Fort Lauderdale, Inc.

ARTICLE II - DURATION

This Corporation shall have perpetual existence commencing upon filing of these Articles.

ARTICLE III - PURPOSE

This Corporation is organized for the following purposes:

A. To buy, sell, exchange, lease, let, grant, or take licenses in respect of, improve, develop, repair, manage, maintain, and operate real property of every kind, as principal, agent, or broker, and on commission or otherwise; to act as loan broker, and generally to do everything suitable, proper and conducive to the successful conduct of a real estate agency and brokerage business in all its branches and departments.

B. To have and to exercise all the powers now or hereafter conferred by the laws of the State of Florida upon corporations organized pursuant to the laws under which this Corporation is organized and any and all acts amendatory thereof and supplemental thereto.

ARTICLE IV - CAPITAL STOCK

This Corporation is authorized to issue One Hundred (100) shares of One (\$1.00) Dollar par value common stock.

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ARTICLE V

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ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation is Pine Island Commons, Suite 208, 8551 West Sunrise Boulevard, Fort Lauderdale, Florida 33322 and the name of the initial registered agent of this corporation at that address is Paul M. Bloomgarden.

ARTICLE VII - INITIAL MAILING ADDRESS

The initial mailing address of this corporation is 719 East Las Olas Boulevard, Fort Lauderdale, Florida 33301.

ARTICLE VIII - INITIAL BOARD OF DIRECTORS

This Corporation shall have two (2) directors initially. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than one. The name and address of the initial directors of this Corporation are:

Michael A. Ledwitz
719 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

Julisse Jiminez
719 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

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ARTICLE IX - INCORPORATOR

The name and address of the incorporator signing these Articles:

Michael A. Ledwitz
719 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

ARTICLE X - INDEMNIFICATION

This Corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE XI - AMENDMENT

This Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders are subject to this reservation.

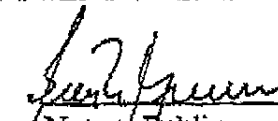
IN WITNESS WHEREOF, the undersigned Incorporator executed these Articles of Incorporation this Eighth day of September, 2003.


Michael A. Ledwitz, Incorporator

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this Eighth day of September, 2003 by Michael A. Ledwitz who is personally known to me or who has produced his Florida driver's license as identification and who did take an oath.




Notary Public

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DESIGNATION OF REGISTERED AGENT

FOR

THE CONDO COMPANY OF FORT LAUDERDALE, INC.

In compliance with Section 48.091, Florida Statutes, The Condo Company of Fort Lauderdale, Inc. desiring to organize and qualify under the laws of the State of Florida, hereby names Paul M. Bloomgarden, located at Pine Island Commons, Suite 208, 8551 W. Sunrise Boulevard, Ft. Lauderdale, Florida 33322 as its agent to accept service of process within Florida.

DATED: September 8, 2003


Michael A. Ledwitz, Incorporator

ACCEPTANCE

Having been named to accept service of process for the above named Corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

DATED: September 8, 2003


Paul M. Bloomgarden, Registered Agent

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TALLAHASSEE, FLORIDA

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