

P04000165099

Florida Department of State  
Division of Corporations  
Public Access System

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.

((H04000242546 3)))

**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) 205-0381

From:

Account Name : GEOFFREY M. WAYNE, P.A.  
Account Number : 076770003401  
Phone : (305) 381-8108  
Fax Number : (305) 381-8109

SECRETARY OF STATE  
TALLAHASSEE, FL 32399

04 DEC -8 AM 9:00

FILED

**FLORIDA PROFIT CORPORATION OR P.A.**

**F & S CONDO INVESTMENT CORP.**

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$70.00

Electronic Filing Menu

Corporate Filing

Public Access Help

*gpc/12/*

**ARTICLES OF INCORPORATION  
OF  
F & S CONDO INVESTMENT CORP.**

FILED  
04 DEC -8 AM 9:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned does hereby execute, acknowledge and file the following Articles of Incorporation for the purpose of creating a corporation under the laws of the State of Florida.

**ARTICLE I. NAME**

The name of the corporation shall be:

F & S CONDO INVESTMENT CORP.

The principal place of business of this corporation shall be: c/o Geoffrey M. Wayne, P.A., 1201 Brickell Avenue, Suite 220, Miami, Florida 33131-3207.

**ARTICLE II.**

This corporation shall commence its perpetual existence upon the filing of these Articles of Incorporation with the Secretary of State of the State of Florida.

**ARTICLE III. NATURE OF BUSINESS**

This corporation may engage in or transact any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

**ARTICLE IV. CAPITAL STOCK**

The aggregate number of shares which the corporation shall have authority to issue shall be as follows:

Number of Shares	Par Value	Class of Stock
500	\$1.00	Common

Geoffrey M. Wayne, Esq.  
1201 Brickell Avenue, Suite 220  
Miami, FL 33131-3201  
(305) 381-8108  
Florida Bar No. 329444

All of said stock shall be payable in cash, real or personal property, or labor or services in lieu of cash, at a just valuation to be fixed by the Board of Directors of this corporation.

#### ARTICLE V. ADDRESS

The street address of the initial registered office of the corporation shall be 1201 Brickell Avenue, Suite 220, Miami, Florida 33131-3207, and the name of the initial registered agent of the corporation at that address is Geoffrey M. Wayne.

#### ARTICLE VI. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation is:

Geoffrey M. Wayne, Esq.  
Geoffrey M. Wayne, P.A.  
1201 Brickell Avenue, Suite 220  
Miami Florida 33131-3207

FILED  
04 DEC -8 AM 9:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

#### ARTICLE VII.

The private property of the shareholders shall not be subject to the payment of the corporate debts to any extent whatever. The corporation shall have a first lien on the shares of its shareholders and upon the dividends due them for any indebtedness of such shareholders to the corporation.

#### ARTICLE VIII. INDEMNIFICATION

The corporation shall indemnify any officer or director or any former officer or director to the full extent permitted by law for such acts of the officer or director or former officer or director while acting in a corporate capacity.

### ARTICLE IX. PREEMPTIVE RIGHTS

Each Shareholder of the corporation shall have the first right to purchase shares (and securities convertible into shares) of any class, kind, or series of stock in the corporation that may from time to time be issued (whether or not presently authorized) in the ratio that the number of shares it holds at time of issue bears to the total number of shares outstanding. This right shall be deemed waived by any Shareholder who does not exercise it and pay for the shares or other securities preempted within thirty (30) days of receipt of a notice in writing from the corporation stating the price, terms and conditions of the issue of the shares and inviting it to exercise its preemptive rights. This right may also be waived by affirmative written waiver submitted by the Shareholder to the corporation within thirty (30) days of receipt of the notice from the corporation.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation in the State of Florida this 8<sup>th</sup> day of December, 2004.

By: Geoffrey M. Wayne  
Geoffrey M. Wayne, Incorporator

**ACCEPTANCE OF REGISTERED AGENT**

Having been appointed the registered agent of F & S CONDO INVESTMENT CORP. the undersigned accepts such appointment, agrees to act in such capacity and accepts the obligations imposed by Florida Statutes Sections 607.0501 and 607.0502 on the undersigned as registered agent.

Executed this 8<sup>th</sup> day of December, 2004.

By: Geoffrey M. Wayne  
Geoffrey M. Wayne, Registered Agent

f:\client\c975\09\0412\081.doc

FILED  
04 DEC -8 AM 9:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA