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PUBLIC ACCESS SYSTEM
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TO: DIVISION OF CORPORATIONS FROM: EMPIRE CORPORATE KIT COMPANY
DEPARTMENT OF STATE 1492 W FLAGLER ST
STATE OF FLORIDA SUITE 200
409 EAST GAINES STREET MIAMI FL 33135- 3302-0000
TALLAHASSEE, FL 32399 CONTACT: RAY STORMONT
FAX: (904) 922-4000 PHONE: (305) 541-3694
FAX: (305) 541-3770
(((H95000004806))) DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.
NAME: LIGHTHOUSE APARTMENTS, INC.
FAX AUDIT NUMBER: H95000004808 CURRENT STATUS: REQUESTED
DATE REQUESTED: 04/28/1995 TIME REQUESTED: 14:58:36
CERTIFIED COPIES: 1 CERTIFICATE OF STATUS: 0
NUMBER OF PAGES: 6 METHOD OF DELIVERY: FAX
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Note: Please print this page and use it as a cover sheet when submitting documents to the Division of Corporations. Your document cannot be processed without the information contained on this page. Remember to type the Fax Audit number on the top and bottom of all pages of the document.
(((H95000004806)))
'M' FOR MENU. **
ENTER SELECTION AND <CR>:
Help F1 Option Menu F2

NUM Connect: 00:12

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95 MAY -1 AM 11:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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TALLAHASSEE, FLORIDA95 MAY -1 AM 11:20
FILED

ARTICLES OF INCORPORATION
OF
LIGHTHOUSE APARTMENTS, INC.

THE UNDERSIGNED, has executed the following document as incorporator of the above named corporation, a corporation organized under the laws of the State of Florida, and all rights, duties, and obligations of the undersigned as incorporator, and those of the corporation, are to be determined in accordance with the laws of the State of Florida.

ARTICLE I

The name of this corporation shall be:

LIGHTHOUSE APARTMENTS, INC..

ARTICLE II

This corporation shall commence existence upon the filing of these Articles of Incorporation by the Department of State, State of Florida, and shall have perpetual existence.

ARTICLE III

The general nature of the business and objects and purposes proposed to be transacted and carried on by this corporation are to do any and all of the things herein mentioned, as fully and to the same extent as natural persons might do, viz:

- (1) Transact any and all lawful business.
- (2) Said corporation shall further have powers:

To have perpetual succession by its corporate name;

To sue and be sued, complain, and defend in its corporate name in all actions or proceedings;

To have a corporate seal, which may be altered at pleasure, and to use the same by causing it, or a facsimile thereof, to be impressed, affixed, or in any other manner reproduced;

To purchase, take, receive, lease or otherwise acquire, own, hold, improve, use, and otherwise deal in and with real or personal property or any interest therein, wherever situated;

To sell, convey, mortgage, pledge, create a security interest in, lease, exchange, transfer, and otherwise dispose of all or any part of its real or personal property or assets;

PREPARED BY:
JAMES A. MOLANS, ESQ.
5901 SW 74th Street, Suite 400
South Miami, FL 33143
(305) 666 0345
FLORIDA BAR NO. 105240

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To lend money to, and use its credit to assist, its officers and employees in accordance with Florida Statute §607.141;

To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge, or otherwise dispose of, and otherwise use and deal in and with, shares or other interests in, or obligations of, other domestic or foreign corporations, associations, partnerships, or individuals, or direct or indirect obligations of the United States or of any other governmental, state, territory, governmental district, or municipality or of any instrumentality thereof;

To make contracts and guarantees and incur liabilities, borrow money at such rates of interest as the corporations may determine, use its notes, bonds, and other obligations, and secure any of its obligations by mortgage or pledge of all or any of its property, franchise, and income;

To lend money for its corporate purposes, invest and reinvest its funds, and take and hold real and personal property as security of the payment of funds so loaned or invested;

To conduct its business, carry on its operations, and have offices and exercise the powers granted by this act within or without this state;

To elect or appoint officers and agents of the corporation and define their duties and fix their compensation;

To make and alter bylaws, not inconsistent with its articles of incorporation or with the laws of this state, for the administration;

To make donations for the public welfare or for charitable, scientific, or educational purposes;

To transact any lawful business which the board of directors shall find will be in aid of governmental policy;

To pay pensions and establish pension plans, profit sharing plans, stock bonus plans, stock option plans, and other incentive plans for any or all of its directors, officers, and employees and for any or all of the directors, officers, and employees of its subsidiaries;

To be a promoter, incorporator, partner, member, associate, or manager of any corporation, partnership, joint venture, trust, or other enterprise;

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To have and exercise all powers necessary of convenient to effect its purposes;

To indemnify any person who by reason of the fact that he is or was a director, officer, employee or agent of the corporation to the full extent as permitted by Florida Statute 3607.014.

ARTICLE IV

The aggregate number of shares, which this corporation shall have authority to issue is the total sum of ONE THOUSAND, having an individual par value of ONE DOLLAR (\$1.00).

Unless otherwise stated in these articles, or in an amendment to these articles, there shall be only one (1) class of stock of this corporation.

ARTICLE V

The street address of the initial registered office and the name of the Initial Registered Agent of this corporation shall be:
JAMES A. MOLANS, ESQ.
5901 SW 74th Street, Suite 400
S. Miami, FL 33143

ARTICLE VI

The initial Board of Directors shall consist of a total of TWO persons and the name and address of the person who is to serve as an initial director is:

MARK O. RODBERG, PRESIDENT
4815 GEORGIA AVENUE
WEST PALM BEACH, FL 33405

WENDI RODBERG, VICE PRESIDENT
4815 GEORGIA AVENUE
WEST PALM BEACH, FL 33405

ARTICLE VII

The address of the principal office of this corporation is:
4815 GEORGIA AVENUE, WEST PALM BEACH, FL 33405.

ARTICLE VIII

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

JAMES A. MOLANS
5901 SW 74th St, #400
S Miami, FL 33143

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IN WITNESS WHEREOF, the undersigned incorporator has executed these articles of incorporation this 28th of April, 1995.

[Signature]
JAMES A. MOLANS

STATE OF FLORIDA

COUNTY OF DADE

BEFORE ME, a Notary Public, authorized to take acknowledgements in the state and county set forth above, personally appeared JAMES A. MOLANS personally known to me, who produced a Florida Driver's License as identification, and who did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the state and county aforesaid this 28th of April, 1995.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:



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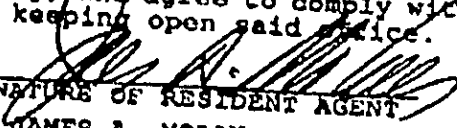
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

Pursuant to the provisions of Chapter 607.0501 Florida Statutes, the following is submitted, in compliance with said Act:

First - that LIGHTHOUSE APARTMENTS, INC. desiring to organize under the laws of the State of Florida with its principal office, as indicated in the articles of incorporation at City of West Palm Beach, County of Palm Beach, State of Florida, has named JAMES A. MOLANS located at 5901 SW 74th Street, Suite 400, South Miami, County of Dade State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

BY: 
SIGNATURE OF RESIDENT AGENT
JAMES A. MOLANS

FILED
95 MAY -1 AM 11:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

PLEASE READ ALL INSTRUCTIONS BEFORE COMPLETING THIS FORM.

APPLICATION
FOR
REINSTATEMENT



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF CORPORATIONS

FILED

96 OCT -9 PM 6:21

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DOCUMENT # **P95000033592**

1. Corporation Name

LIGHTHOUSE APARTMENTS, INC.

Principal Place of Business

5301 S.W. 74TH ST
SUITE 400
SOUTH MIAMI FL 33143

Mailing Address

5301 S.W. 74TH ST.
SUITE 400
SOUTH MIAMI FL 33143



REINSTATEMENT *916*

If above addresses are incorrect in any way, line through incorrect information and enter correction below.

2. New Principal Office Address, if Applicable

251 Southern Boulevard
Suite, Apt. #, etc.

3. New Mailing Office Address, if Applicable

251 Southern Boulevard
Suite, Apt. #, etc.

4. Date Incorporated or Qualified
To Do Business in Florida

05/01/1995

5. FEI Number

65-0691680

Applied For

Not Applicable

6

CERTIFICATE OF STATUS DESIRED ☒

\$8.75 Additional Fee required
for a Certificate of Status

7. Names and Street Addresses of Each Officer and/or Director (Florida nonprofit corporations must list at least 3 directors)

1. Title	2. Name of Officers and/or Directors	3. Street Address of Each Officer and/or Director (Do NOT Use Post Office Box Numbers)	4. City / State / Zip
PD	RODBERG, MARK O	4815 GEORGIA AVE 251 Southern Boulevard	W PALM BEACH FL 33405
VD	RODBERG, WENDI	4815 GEORGIA AVE 251 Southern Boulevard	W PALM BEACH FL 33405
			500001978365--8 -10/17/96--01027--017 ****383.75 ****383.75

8. Name and Address of Current Registered Agent

~~MOLANS, JAMES A~~
~~5901 S.W. 74TH ST.~~
~~SUITE 400~~
~~SOUTH MIAMI FL 33143~~

9. Name and Address of New Registered Agent

Name **Mark A Rodberg**
Street Address (P.O. Box Number is Not Acceptable)
251 Southern Boulevard
Suite, Apt. #, Etc.

City **West Palm Beach** State **FL** Zip Code **33405**

10. I, being appointed the registered agent of the above named corporation, am familiar with and accept the obligations of Section 607.0505, F.S.

Signature of
Registered Agent

Mark Rodberg

REGISTERED AGENT MUST SIGN

Date **10/7/96**

11. Does this corporation pay any intangible tax to the
Dept. of Revenue under S. 199.032, Florida Statutes. Yes ☐ No ☒

(See other side for information
on intangible tax.)

12. I certify that I am an officer or director or the receiver or trustee empowered to execute this application as provided for in chapter 607 or 617, F.S. I further certify that when filing this reinstatement application, the reason for dissolution has been eliminated, the corporate name satisfies the requirements of section 607.0401 or 617.0401, F.S., that all fees owed by the corporation have been paid and the names of individuals listed on this form do not qualify for an exemption under section 119.07(3)(i), F.S. The information indicated on this application is true and accurate, and my signature shall have the same legal effect as if made under oath.

SIGNATURE:

Mark Rodberg

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

10/7/96 **(661) 933-1882**
Date Daytime Phone #

P95000033592

Jewell Dart

(Requestor's Name)

210 S. Monroe St.

(Address)

Tallahassee Fl 32301

(City, State, Zip)

(Phone #)

200002297282--0

-09/18/97--01077--026

****175.00 *****87.50

OFFICE USE ONLY

681-3828

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. ~~Village of Tallahassee, Inc.~~
(Corporation Name) (Document #)
2. ~~Chateau Village, Inc.~~
(Corporation Name) (Document #)
3. ~~Sea Level Apartments, Inc.~~
(Corporation Name) (Document #)
4. Lighthouse Apartments, Inc.
(Corporation Name) (Document #)

☐ Walk in ☐ Pick up time 9/18/97 ☒ Certified Copy

☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

FILED
97 SEP 18 PM 3:09
TALLAHASSEE, FLORIDA

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input checked="" type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A. Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Please provide
a Certified Copy
for each
Corporation.

Callahan
Lundy

Examiner's Initials

AMENDMENT TO
ARTICLES OF INCORPORATION OF
LIGHTHOUSE APARTMENTS, INC.

97 SEP 18 PM 3:09
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I, MARK O. RODBERG, being the President of LIGHTHOUSE APARTMENTS, INC., do hereby certify to the Secretary of State that on the 12th day of September, 1997, the following resolution was duly and legally adopted by all shareholders, directors and officers of said Corporation, pursuant to Florida Statutes Section 607.0821 and 607.0704, and that the number of votes cast for the amendment was sufficient for approval and said amendment was adopted on the 12th day of September, 1997:

BE IT RESOLVED that Article III of the Articles of Incorporation is amended as follows:

ARTICLE III

Article III is hereby deleted in its entirety and the following language shall be inserted:

"This corporation may engage only in the following: (a) owning, holding, selling, leasing, transferring, exchanging, operating, and managing the premises located at 801-829 Lighthouse Drive, North Palm Beach, Palm Beach County, Florida (the "Mortgaged Premises"), (b) entering into a mortgage loan agreement with John Hancock Real Estate Finance, Inc., in the amount of \$1,509,000.00 (the "Mortgage Loan"), (c) refinancing the Mortgaged Premises in connection with a permitted repayment of the Mortgage Loan, and (d) transacting any and all lawful business for which the Corporation may be organized under Florida law that is incident, necessary, and appropriate to accomplish the foregoing."

I do hereby certify that said Resolution has not been altered, amended or rescinded and that it is in full force and effect this 12th day of September, 1997.

ATTEST:

Wendi R. Rodberg
WENDI R. RODBERG
Secretary

LIGHTHOUSE APARTMENTS, INC.

By: Mark O. Rodberg
MARK O. RODBERG
President

STATE OF FLORIDA
COUNTY OF PALM BEACH

ON THIS DAY before me, an officer duly authorized to take acknowledgements and administer oaths, personally appeared MARK O. RODBERG, President, and WENDI R. RODBERG, Secretary, of LIGHTHOUSE APARTMENTS, INC., who are personally known to me or who produced _____ as identification.

WITNESS my hand and official seal this 12th day of September 1997.

My Commission Expires:

Cathy R. Graham
Printed Name: CATHY L. GRAHAM
Notary Public
State of Florida at Large