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FAX: (904) 922-4000
FROM: EMPIRE CORPORATE KIT COMPANY
1492 W FLAGLER ST
SUITE 200
MIAMI FL 33135- 3308-
CONTACT: RAY STORMONT
PHONE: (305) 541-3694
FAX: (305) 541-3770

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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.
NAME: PASADENA TOWNHOMES AT PEMBROKE SHORES, INC.
FAX AUDIT NUMBER: H95000007774
DATE REQUESTED: 07/13/1995
CERTIFIED COPIES: 1
NUMBER OF PAGES: 4
ESTIMATED CHARGE: \$122.50
CURRENT STATUS: REQUESTED
TIME REQUESTED: 11:56:30
CERTIFICATE OF STATUS: 0
METHOD OF DELIVERY: FAX
ACCOUNT NUMBER: 072450003255

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DIVISION OF CORPORATIONS

ARTICLES OF INCORPORATION

OF

PASADENA TOWNHOMES AT PEMBROKE SHORES, INC.

EFFECTIVE DATE

7-11-95

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The undersigned incorporator for purposes of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation:

- FIRST:** The name of the Corporation is Pasadena Townhomes at Pembroke Shores, Inc. (the "Corporation").
- SECOND:** The initial street address and mailing address of the principal office of the Corporation is 1000 North Hiatus Road, Pembroke Pines, Florida 33026.
- THIRD:** The Corporation is authorized to issue 10,000 of shares of common stock, par value \$1.00 per share.
- FOURTH:** The street address of the initial registered office of the Corporation is: 1221 Brickell Avenue, Suite 2600, Miami, Florida 33131 and the registered agent at that address is: David J. Berger, Esq.
- FIFTH:** The name and address of the incorporator of the Corporation is: David J. Berger, 1221 Brickell Avenue, Suite 2600, Miami, Florida 33131.
- SIXTH:** The Corporation is organized for the purpose of transacting any and all lawful activities or business for which corporations may be formed under Chapter 607 of the Florida Statutes.
- SEVENTH:** The Corporation shall have one director initially and the number of directors may be increased or diminished from time to time as provided in the Bylaws but shall never be less than one. The name and address of the initial director of the Corporation is: David J. Berger, 1221 Brickell Avenue, Suite 2600, Miami, Florida 33131.
- EIGHTH:** The Corporation shall indemnify its officers and directors and former officers and directors to the fullest extent permitted by law.
- NINTH:** The Corporation expressly elects not to be governed by Section 607.0901 of the Florida Business Corporation Act,

David J. Berger, P.A.
Florida Bar Number 273910
Broad and Cassel
Miami Center
201 S. Biscayne Blvd., Suite 3000
Miami, Florida 33131
(305) 373-9400

THOMSON
RESEARCH
INC.

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as amended from time to time, relating to affiliated transactions.

TENTH: The Corporation expressly elects not to be governed by Section 607.0902 of the Florida Business Corporation Act, as amended from time to time, relating to control share acquisitions.

ELEVENTH: The corporate existence of the Corporation shall commence on July 11, 1995.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 11th day of July, 1995.


David J. Sawyer, Incorporator

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ACCEPTANCE OF APPOINTMENT

OF

REGISTERED AGENT

I hereby accept the appointment as registered agent contained in the foregoing Articles of Incorporation and state that I am familiar with and accept the obligations of Section 607.0505 of the Florida Business Corporation Act.



David J. Barker, Esq.

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