

08/07/1995

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KLEIN & FORTUNE

PAGE 02

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8/07/85

FLORIDA DIVISION OF CORPORATIONS

10:40 AM

PUBLIC ACCESS SYSTEM

((H95000006623)))

ELECTRONIC FILING COVER SHEET

TO, DIVISION OF CORPORATIONS

FROM, KLEIN AND ASSOCIATES, P.A.

DEPARTMENT OF STATE

901 NORTHEAST 125TH ST.

STATE OF FLORIDA

409 EAST GAINES STREET

NORTH MIAMI FL 33161-0000

TALLAHASSEE, FL 32399

CONTACT, RON KLEIN

FAX, (904) 922-4000

PHONE, (305) 891-8100

FAX, (305) 891-8104

((H95000006623)))

DOCUMENT TYPE, FLORIDA PROFIT CORPORATION OR P.A.

NAME, OSBORNE APTS, INC.

FAX AUDIT NUMBER, H95000006623

CURRENT STATUS, REQUESTED

DATE REQUESTED, 08/07/1995

TIME REQUESTED, 10:40:51

CERTIFIED COPIES, 0

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NUMBER OF PAGES, 5

METHOD OF DELIVERY, FAX

ESTIMATED CHARGE, \$70.00

ACCOUNT NUMBER, 072720000075

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95 AUG -7 PM12:02

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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TALLAHASSEE, FLORIDA

LAW OFFICES
KLEIN AND ASSOCIATES, P.A.
901 NORTHEAST 125TH STREET
NORTH MIAMI, FLORIDA 33161

DADE: (305) 891-6100
BROWARD: (305) 435-4044
FACSIMILE: (305) 891-6104

2400 SOUTH DOXE HIGHWAY
SUITE 105
MIAMI, FLORIDA 33133

REPLY TO NORTH MIAMI

TELECOMMUNICATION TRANSMITTAL

DATE: August 7, 1995 OUR FILE NO.: _____
TO: Division Of Corporations FAX: (904) 922-4000
FROM: Ronald G. Klein PHONE: _____
REGARDING: Corporation Filing for Osborne Apts. Inc.
SPECIAL INSTRUCTIONS: _____

DESCRIPTION OF INSTRUMENTS FAXED	NUMBER OF PAGES
<u>Electronic Filing Cover Sheet</u>	<u>1</u>
<u>Articles Of Incorporation</u>	<u>4</u>
<u>Designation Of Registered Agent</u>	<u>1</u>

Total Number of Pages Sent Including This Transmittal Page 7

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VERIFICATION OF RECEIPT OF FAX BY _____
DATE _____ TIME _____

H95000008623

Prepared By:
Ronald G. Klein, Esq.
901 Northeast 125th Street
North Miami, Florida 33161
305-891-6100

Florida Bar Number 230030

ARTICLES OF INCORPORATION

- of -

Osborne Apts, Inc.

FILED
95 AUG - 7 PM 12:02
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I, the undersigned, hereby associate myself for the purpose of becoming a corporation under the laws of the State of Florida, providing for the formation of a corporation for profit, with the powers, rights, privileges and immunities hereinafter, and I do make, subscribe, acknowledge and file with the Secretary of State of the State of Florida these Articles of Incorporation, and to that end I do by these Articles set forth:

ARTICLE I

NAME

The name of the corporation shall be: Osborne Apts, Inc.

ARTICLE II

DURATION

The duration of the corporation shall be perpetual unless sooner dissolved according to law.

ARTICLE III

PURPOSE

The general nature of the business, objects and purposes proposed to be carried on and transacted, are to do any or all lawful business for which corporations may be incorporated under the laws of the State of Florida including but not limited to the following:

(a) Management of Apartment Buildings;

(b) The purposes specified herein shall be construed both as powers and purposes and shall in no wise be limited to or restricted by reference to, or inference from, the terms of any other clause in this or any other Article, but the purposes and powers specified in each of the clauses herein shall

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be regarded as independent purposes and powers shall not be construed to limit or restrict in any manner the meaning of the general terms of or the general powers of the corporation under the laws of the State of Florida; nor shall the expression of one thing be deemed to exclude another, although it be of like nature, not expressed;

(c) To do all and everything necessary and proper for the accomplishment of the objects enumerated in these Articles of Incorporation, and in general to carry on any lawful business necessary or incidental to the attainment similar in nature to the objects set forth herein.

ARTICLE IV

SHARES

The aggregate number of shares of stock which the corporation is authorized to issue and have outstanding at any time Five hundred (500) shares of Common stock, which shall have a par value of One Dollar (\$1.00) per share.

ARTICLE V

PRINCIPAL OFFICE

The street address of the principal office of the corporation in the State of Florida is: 4815 South Georgia Avenue, West Palm Beach, Florida 33405; and the name of the corporation's initial Registered Agent is Ronald G. Klein, whose office address is 901 Northeast 125th Street, North Miami, Florida 33161.

The Stockholders may, from time to time, move the principal office to any other address in the State of Florida.

ARTICLE VI

DIRECTORS

The number of directors of this corporation shall be not less than one (1). The number of directors may be increased from time to time by the By-Laws.

The name and address of the initial Board of Directors of this corporation is:

Mark O. Rodberg
4815 South Georgia Avenue
West Palm Beach, Florida 33405

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ARTICLE VII
INCORPORATOR

The name and address of the incorporator of this corporation is:

Ronald G. Klein
901 Northeast 125th Street
North Miami, Florida 33161

Ronald G. Klein is signing these Articles solely as the incorporator of this corporation, and he has no interest in this corporation as officer, director, or shareholder

ARTICLE VIII
ADDITIONAL POWERS

The Directors of the corporation, in addition to the powers conferred by the laws of the State of Florida, shall have the power to make, alter and repeal the By-Laws and to set apart out of any funds of the corporation available for dividends a reserve or reserves for any proper purpose, and to alter or abolish such reserve.

(a) The corporation shall have a first lien on the shares of its members' stock and upon all dividends due them for any indebtedness by such members of the corporation.

(b) The private property of the stockholder shall not be subject to the payment of the corporate debts to any extent whatsoever.

(c) The corporation shall have full power and lawful authority to accept property, real, personal or mixed; labor and services (whether such services are performed prior to or after issuance of stock, provided that if the stock is issued prior to the rendition of the services, the shareholder shall execute a written promise to provide such services) in payment for shares of its capital stock in lieu of cash, at a just valuation to be fixed by its Board of Directors

(d) The shares of capital stock of the corporation, when certificates thereof shall be issued, shall be fully paid and non-assessable.

(e) Shares of the capital stock of the corporation shall be transferred only on the books of the corporation by the holders thereof in person, or by their attorney, upon the surrender and cancellation of a certificate or certificates for like number of shares.

(f) The corporation reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation and Certificate of Incorporation in any manner now or hereafter prescribed by law, and all rights confessed on officers, directors and stockholders herein are

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granted subject to this reserves.

ARTICLE IX

DIRECTOR ACTION


The directors of this corporation may take action by written consent as provided by law.

ARTICLE X

INDEMNITY

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

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal, at Miami, Dade County, Florida, on August 7, 1995.


_____(SEAL)
Ronald G. Klein

STATE OF FLORIDA)
)ss:
COUNTY OF DADE)

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned officer, duly authorized to take oaths and acknowledgments under the laws of the State of Florida, Ronald G. Klein, to me known to be the person described in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at North Miami, Dade County, Florida, this August 7, 1995.



GLENN PORTER
My Commission CO412402
Expires Oct. 10, 1998
Bonded by HAI
800-422-1896



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**


In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

First, the Osborne Apts, Inc., desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation at the City of West Palm Beach, County of Palm Beach, State of Florida, has named **Ronald G. Klein**, located at 901 Northeast 125th Street, North Miami, Florida 33161, 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.



Ronald G. Klein
Registered Agent

FILED
AUG - 7 PM 12:02
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

PLEASE READ ALL INSTRUCTIONS BEFORE COMPLETING THIS FORM.

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

APPLICATION FOR
REINSTATEMENT

DOCUMENT # P95000060606

OSBORNE APTS, INC.

FILED

95 OCT -9 PM 6:21

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

4815 SOUTH GEORGIA AVENUE
W. PALM BEACH FL 33405

4815 SOUTH GEORGIA AVENUE
W. PALM BEACH FL 33405



REINSTATEMENT

251 Southern Boulevard

251 Southern Boulevard

West Palm Beach FL
33405

West Palm Beach FL
33405

65-0593803

08/07/1995

Applied Fee
Not Applicable

\$3.75 Additional Fee required
for a Certificate of Status

D RODBERG, MARK O

4815 SOUTH GEORGIA AVE
251 Southern Boulevard

W PALM BEACH FL 33405

500001978355--9
-10/17/96--01027--011
****383.75 ****383.75

JBD/KC-94

KLEIN, RONALD G
901 N.E. 425TH STREET
NORTH MIAMI FL 33164

Mark O Rodberg
251 Southern Boulevard

West Palm Beach

FL 33405

10/7/96

11. Does this corporation pay any intangible tax to the
Dept. of Revenue under S. 199.032 Florida Statutes

Yes

No X

10/7/96

(561) 833-1952