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LAW OFFICES  
WEITZNER & Co., P.A.

EST. 1980

SUITE 844 - FONTAINEBLEAU EXECUTIVE PLAZA  
8370 WEST FLAGLER STREET  
MIAMI, FLORIDA 33144

ARTHUR S. WEITZNER  
ATTORNEY AT LAW  
TRUSTEE IN BANKRUPTCY

JANET ADLER  
CERTIFIED LEGAL ASSISTANT

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OF COUNSEL

DARRELL V. JOHNSON  
OF COUNSEL

TELEPHONE  
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January 9, 1996

Secretary of State  
Division of Corporations  
409 E. Gaines St.  
Tallahassee, FL 32399

FEDERAL EXPRESS

FILED  
JAN 12 PM 3:10  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

RE: WEITZNER DEVELOPMENT CORPORATION

Enclosed is the signed original and one signed copy of the Articles of Incorporation of the above corporation. We are also enclosing a check in the amount of \$131.25 for the filing and certificate under seal.

Thank you for your assistance. If you have any questions, please do not hesitate to call us.

Very truly yours,

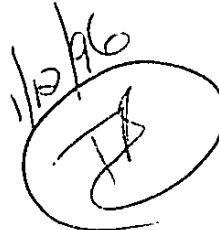
  
Arthur S. Weitzner

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ASW:eh

encls.

weitzner/sec.1

1/12/96  


ARTICLES OF INCORPORATION

OF

WEITZNER DEVELOPMENT CORPORATION

The undersigned, for the purpose of forming a corporation under the Florida General Corporation Act, do hereby adopt the following Articles of Incorporation:

Article 1. Name. The name of the corporation is: WEITZNER DEVELOPMENT CORPORATION whose principal place of business is 2071 Main Street, Sarasota, FL 34237.

Article 2. Duration. The duration of the corporation is perpetual.

Article 3. Purpose. The general purposes for which the corporation is organized are the following:

A. To engage in and transact any lawful business for which corporations may be incorporated under the Florida General Corporation Act. No other purpose limits this general purpose in any way.

B. To do such other things as incidental to the purposes of the corporation or necessary or desirable in order to accomplish them.

C. To purchase and develop real estate and to design and construct homes and other buildings.

Article 4. Capital Stock. The aggregate number of shares which the corporation is authorized to issue is 500 shares of common stock. Such shares shall be of a single class and shall have a par value of \$1.00 per share.

Article 5. Initial Registered Office and Agent. The street address of the initial Registered office of the corporation is 2071 Main Street, Sarasota, FL 34237, and the name of its initial Registered Agent at that address is Weitzner & Company, a Professional Association.

Article 6. Initial Board of Directors. The number of Directors constituting the initial Board of Directors is 2. The number of Directors may be increased or decreased from time to time in accordance with the Bylaws but shall never be less than one. The name and address of each initial Director of the corporation is as follows:

A. Arthur S. Weitzner, 1440 Tagus Ave., Coral Gables, FL 33156

D. Delightte Weitzner, 1440 Tagua Ave., Coral Gables, FL 33156

Article 7. Rights of Initial Directors. Each of the initial Directors shall have the right to be a Director of the Corporation as long as that respective Director is a Shareholder of the Corporation. By acquiring stock in this Corporation, each Shareholder agrees to abide by this right and to elect each of the initial Directors named in these Articles of Incorporation to the office of Director as long as that Director is a Shareholder of the Corporation. This Article may not be amended in any way without the written consent of each of the initial Directors who is a Shareholder of the Corporation at the time of the amendment.

Article 8. Incorporators. The name and address of each Incorporator is as follows:

Arthur S. Weitzner, 1440 Tagua Ave., Coral Gables, FL 33156

Article 9. Amendment. The corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and any right conferred upon the Shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned have signed these Articles of Incorporation on this 9<sup>th</sup> day of January, 1996.

[Signature]

[Signature]  
Arthur S. Weitzner

STATE OF FLORIDA )

COUNTY OF DADE )

Before me personally appeared Arthur S. Weitzner, well known to me to be the person described in and who executed the foregoing Articles of Incorporation and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 9<sup>th</sup> day of January, 1996.

My commission expires:

[Signature]  
NOTARY PUBLIC, State of Florida



ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of Weitzner Development Corporation which is contained in the foregoing Articles of Incorporation.

Dated this 9<sup>th</sup> day of January, 1996.

WEITZNER & CO., a Professional Association  
Registered Agent

By: \_\_\_\_\_

Arthur S. Weitzner  
Authorized Agent

RECEIVED  
JAN 12 1996 3:10  
TALLAHASSEE, FLORIDA