

P96000009014

Jubilee

Community Development Corporation

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

January 18, 1998

Board of Directors

Judith Bunker
President

Dr. David Fike
Vice President/Secretary

Rev. Mgr. John Vaughan
Treasurer

Office of the Secretary of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

400001688884
-01725796--01088--012
*****70.00 *****70.00

Re: Jubilee Property Management, Inc.

Dear Sir:

Enclosed for filing are the original and one copy of the Articles of Incorporation of Jubilee Property Management, Inc., a Florida for profit corporation, along with a check in the amount of \$70 to cover the filing fee. Please return the filed copy to the undersigned as soon as possible.

Very truly yours,

Francis V. Gudorf
Francis V. Gudorf

Robert A. Chambers

Victor Dover

Rev. Richard Elsfeldt

Pedro J. Garcia

Rev. Dr. Laurie Kraus

Roy J. Helm, Jr.

Rev. Joanes Martin

Raul Masvidal

Rev. David Mueller

Susan J. Reyna

Francis V. Gudorf
Executive Director

Jubilee35.sam

2828 Coral Way, Suite 303, Miami, Florida 33145 • Tel. (305) 447-4600 • Fax (305) 447-0905

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ARTICLES OF INCORPORATION

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96 JAN 25 PM 4:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The Undersigned, acting as incorporator of a corporation under the Florida Statutes, adopts the following Articles of Incorporation:

FIRST: The name of the corporation is Jubilee Property Management, Inc.

SECOND: The period of duration of the corporation is perpetual.

THIRD: The corporation is organized for the purpose of transacting any and all lawful business for which corporations may be incorporated under the Florida Statutes.

FOURTH: The aggregate number of shares which the corporation shall have authority to issue is One Hundred (100). Each share shall have a par value of One Hundred Dollars (\$100.00). Preemptive rights are denied.

FIFTH: The address of the initial registered office of the corporation is 2828 Coral Way, Suite 303, Miami, Florida 33145. The initial registered agent at this address is Francis V. Gudorf.

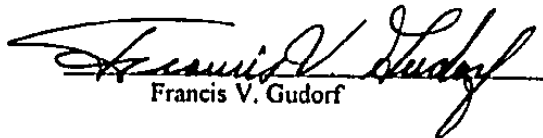
SIXTH: These Articles of Incorporation may be amended by the Board of Directors adopting a resolution setting forth the proposed amendment. The proposed amendment shall then be submitted to a vote of the shareholders.

SEVENTH: Any Director or the entire Board of Directors may be removed by the shareholders, with or without cause, at a special shareholder meeting called expressly for that purpose by a vote of the holders of a majority of shares.

EIGHTH: The principal office of the corporation and its mailing address is 2828 Coral Way, Suite 303, Miami, Florida 33145.

NINTH: The name and address of the incorporator is: Francis V. Gudorf
2828 Coral Way, Suite 303
Miami, Florida 33145

These Articles of Incorporation are hereby executed by the Incorporator on this 16th day of January, 1996.


Francis V. Gudorf

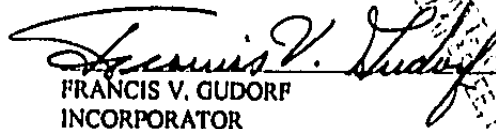
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR
THE SERVICE OF PROCESS WITHIN FLORIDA, AND NAMING AGENT
UPON WHOM PROCESS MAY BE SERVED.**

IN COMPLIANCE WITH SECTION 48.091 AND CHAPTER 607, FLORIDA STATUTES, THE
FOLLOWING IS SUBMITTED:

JUBILEE PROPERTY MANAGEMENT, INC., DESIRING TO ORGANIZE OR QUALIFY UNDER
THE LAWS OF THE STATE OF FLORIDA, HAS NAMED FRANCIS V. GUDORF, AN INDIVIDUAL WHO
RESIDES IN THE STATE OF FLORIDA, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN
FLORIDA. FRANCIS V. GUDORF'S BUSINESS OFFICE IS IDENTICAL WITH THE REGISTERED OFFICE
HEREUNDER FOR SERVICE OF PROCESS, AS FOLLOWS:

REGISTERED OFFICE AND REGISTERED AGENT:

FRANCIS V. GUDORF
2828 CORAL WAY, SUITE 303
MIAMI, FLORIDA 33145


FRANCIS V. GUDORF
INCORPORATOR

96 JAN 25 PM 4:15
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

WRITTEN ACCEPTANCE BY AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-NAMED
CORPORATION, AT THE REGISTERED OFFICE DESIGNATED IN THE CERTIFICATE SET FORTH
ABOVE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND FURTHER STATE THAT I AM FAMILIAR
WITH AND ACCEPT AND AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE
TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES AND THIS POSITION, INCLUDING
THE PROVISIONS OF SECTION 48.091, FLORIDA STATUTES.


FRANCIS V. GUDORF, AS REGISTERED
AGENT FOR JUBILEE PROPERTY
MANAGEMENT, INC.

STATE OF FLORIDA)
)
COUNTY OF DADE)

SWORN TO AND SUBSCRIBED before me this 16th day of January, 1996.


NOTARY PUBLIC, STATE OF FLORIDA
