

02/20/1996 10:49 2050916104

KLEIN & FORT

PAGE 02

02/20/1996 10:22

PROJECT TITLE SERVICE

PAGE 01

P96000018286

2/20/96

FLORIDA DIVISION OF CORPORATIONS

10:10 AM

PUBLIC ACCESS SYSTEM

((H90000000000))

ELECTRONIC FILING COVER SHEET

TO, DIVISION OF CORPORATIONS FROM, KLEIN AND ASSOCIATES, P.A.

DEPARTMENT OF STATE

801 NORTHERST 125TH ST,

STATE OF FLORIDA

400 EAST GAINED STREET

NORTH MIAMI FL 33181-88810

TALLAHASSEE, FL 32398

CONTACT, RON KLEIN

FAX, (850) 822-4000

PHONE, (305) 891-8188

FAX, (305) 891-8184

((H90000000000))

DOCUMENT TYPE, FLORIDA PROFIT CORPORATION OR P.A.

NAME, WATERVIEW APTD., INC.

FAX AUDIT NUMBER, H90000000000

CURRENT STATUS, REQUESTED

DATE REQUESTED, 02/20/1996

TIME REQUESTED, 10:10 AM

CERTIFIED COPIES, 1

CERTIFICATE OF STATUS, 0

NUMBER OF PAGES, 5

METHOD OF DELIVERY, FAX

ESTIMATED CHARGE, \$122.50

ACCOUNT NUMBER, 87272000075

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.

((H90000000000))

** ENTER 'M' FOR MENU. **

ENTER SELECTION AND (CR).

RECEIVED
FEB 23 1996
FAX
10:10 AM

2/20/96

FX

RECEIVED
FEB 23 1996

10:12 AM

RECEIVED

H96000002809

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

Florida Bar Number 230030

ARTICLES OF INCORPORATION

- of -

Waterview Apts., Inc.

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: Waterview 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) real property management;

(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 be regarded as independent purposes and powers shall not be construed to limit or restrict in any

H96000002809

RECEIVED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
86 FEB 28 PM 12:39

H96000002809

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 Georgia Avenue, West Palm Beach, Florida 33405; and the name of the corporation's initial Registered Agent at such address is Mark Rodberg.

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 Rodberg
4815 Georgia Avenue
West Palm Beach, Florida 33405

ARTICLE VII

INCORPORATOR

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

H96000002809

H96000002809

Mark Rodberg
4815 Georgia Avenue
West Palm Beach, Florida 33405

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 preformed 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 conferred on officers, directors and stockholders herein are granted subject to this reserves.

ARTICLE IX

DIRECTOR ACTION

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

H96000002809

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 West Palm Beach, Palm Beach County, Florida, on February 22, 1996.


Mark Rodberg

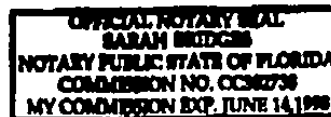
STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss:
)

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, Mark Rodberg, 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 West Palm Beach, Palm Beach County, Florida, this February 22, 1996.


Notary Public, State of Florida

My Commission Expires:



H96000002809

H96000002800

**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 Waterview 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 Mark Rodberg, located at 1815 Georgia Avenue, County of Palm Beach, West Palm Beach, Florida 33405, as its agent to accept service of process within this State.

ACKNOWLEDGEMENT

(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.


Mark Rodberg
Registered Agent

H96000002809