

896000018961

2708 Pinewood Ct.
Clearwater, Fl. 34621
January 30, 1996

Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, Fl. 32314

FILED
FEB 23 11 56 AM '96
TALLAHASSEE, FLORIDA

SUBJECT: SWARTZMAN PROPERTY MANAGEMENT, INC.

Enclosed please find an original and one (1) copy of the Articles of Incorporation for the above Subject and a check in the amount of \$70.00 for filing fee.

FROM: Richard E. Swartzman
2708 Pinewood Ct.
Clearwater, Fl. 34621
(813) 796-3458

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ARTICLES OF INCORPORATION
OF
SWARTZMAN PROPERTY MANAGEMENT, INC.

FILED
55 FEB 28 AM 8:03
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation is a natural person to contract, hereby forms a corporation under the Laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation is SWARTZMAN PROPERTY MANAGEMENT, INC.

ARTICLE II. NATURE OF BUSINESS

The corporation is formed for the purpose of managing condominium properties and/or commercial properties under the laws of the State of Florida.

ARTICLE III. POWER

This corporation is authorized and empowered to do all things necessary to accomplish the purposes for which it is organized and chartered, including authority and power:

To enter into, make and perform contracts of every kind and description.

To borrow or raise monies for any of the purposes of the corporation.

To purchase, hold, sell and transfer the shares of its own corporation capital stock.

To have one or more officers to carry on all or any of its operations and business, and without restriction or limit as to amount, to purchase or otherwise acquire, hold, own, mortgage, sell, convey or otherwise dispose of real property and personal property of every kind and description.

To do or perform any and all other acts permitted by the Laws of the State of Florida.

ARTICLE IV. CAPITAL STOCK

Section 1. The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is one hundred (100) shares of common stock without par value.

Section 2. All certificates of stock shall be signed by the President and the Secretary and shall be sealed with the

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corporate seal. Certificates of stock shall be in the form adopted by the stockholders at their first meeting and as attached to the minutes of the first meeting of the stockholders and identified as the form of the stock certificates for this corporation. All certificates shall be consecutively numbered. The names of the persons owning the shares represented thereby, with the number of such shares and the date of issuance, shall be entered on the corporations books.

ARTICLE V. INITIAL CAPITAL

The amount of capital with which this corporation will begin is not less than Five Hundred (\$500.00) Dollars.

ARTICLE VI. TERM OF EXISTENCE

This corporation is to begin existing the 25th day of February, 1996, and perpetually from that day forth.

ARTICLE VII. DIRECTORS

The business of this corporation shall be managed by a two (2) member Board of Directors, the names and addresses of the first Board of Directors being as follows:

Richard E. Swartzman
2708 Pinewood Ct.
Clearwater, Fl. 34621

T. Arlene Swartzman
2708 Pinewood Ct.
Clearwater, Fl. 34621

ARTICLE VIII. SUBSCRIBERS

The name and address of the subscribers of these Articles of Incorporation are:

Richard E. Swartzman
2708 Pinewood Ct.
Clearwater, Fl. 34621

T. Arlene Swartzman
2708 Pinewood Ct.
Clearwater, Fl. 34621

ARTICLE IX. INITIAL ADDRESS

The initial registered office address of this corporation in the State of Florida shall be:

2708 Pinewood Ct.
Clearwater, Fl. 34621

The stockholders may, from time to time, move the principal or registered office to any other address in Florida. The name of the initial registered agent at 2708 Pinewood Ct., Clearwater, Fl. 34621 is Richard E. Swartzman

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ARTICLE X. AMENDMENT

These Articles of Incorporation may be amended in the manner provided by the Laws of the State of Florida. Every amendment shall be approved at a stockholders meeting by a majority of the stock entitled to vote thereon, unless all the stockholders sign a written statement and manifest their intention that a certain amendment to the Articles of Incorporation be made.

ARTICLE XI.

UNISSUED STOCK AND RESTRICTION ON SALE OR
DISPOSITION OF STOCK

The corporation shall have the power to include in its By-Laws any regulatory or restrictive provisions relating to the proposed sale, transfer or other disposition of any of its outstanding stock by any of its stockholders during their lifetime and in the event of death of any of its stockholders. The manner and form, as well as all relevant terms, conditions and details thereof shall be determined by the stockholders of the corporation; provided, however, that no such regulatory or restrictive provision shall affect the rights of third parties without actual knowledge thereof, unless such provisions of sufficient notice thereof shall be plainly written upon the certificate evidencing the ownership of said stock.

ARTICLE XII.

POWER TO FORM PARTNERSHIP OR OTHER COOPERATIVE PLAN

The corporation shall have the power to enter into, or become a partner in, any arrangement for sharing profits, union or interest, cooperative joint venture or otherwise, with any person, firm or corporation now carrying on or about to carry on any business which this corporation has the direct or incidental authority to pursue.

IN WITNESS WHEREOF, the undersigned have hereunto affixed their signature under the Seal this 26th day of February 1996.

Signed, sealed and delivered
in the presence of:

Kari Chucko

Donna A. Gentile

Richard E. Swartzman
Richard E. Swartzman

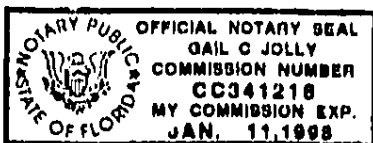
T. Arlene Swartzman
T. Arlene Swartzman

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STATE OF Florida)
COUNTY OF Hillsborough) SS:

BEFORE ME, the undersigned authority, personally appeared Richard E. Swartzman, who is to me known to be the person described herein as subscriber and who executed the foregoing Articles of Incorporation and acknowledged that he executed and subscribed to these Articles of Incorporation.

WITNESS my hand and official seal at Tampa
Florida this 26th day of February, 1996.



Gail C. Jolly
Notary Public
Gail C. Jolly

STATE OF Florida)
COUNTY OF Hillsborough) SS:

BEFORE ME, the undersigned authority, personally appeared T. Arlene Swartzman who is to me known to be the person described herein as subscriber and who executed the foregoing Articles of Incorporation and acknowledged that she executed and subscribed to these Articles of Incorporation.

WITNESS my hand and official seal at Tampa
Florida, this 26th day of February, 1996.



Gail C. Jolly
Notary Public
Gail C. Jolly

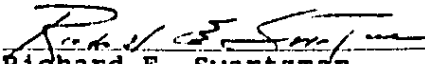
**CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS
WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED**

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

First, that Swartzman Property Management, Inc., desiring to organize under the Laws of the State of Florida, with its principal office, as directed in the Articles of Incorporation at the City of Clearwater, Pinellas County, Florida, has named Richard E. Swartzman, located at 2708 Pinewood Ct., Clearwater, Florida 34621 as its agent to accept service or process within this State.

ACKNOWLEDGEMENT:

Having been named to accept service of process for the above state 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.


Richard E. Swartzman
Resident Agent to Accept
Service of Process

FILED
96 FEB 28 AM 9:03
TALLAHASSEE, FLORIDA