

P96000031400

LAW OFFICES

James L. Case, P.A.

SUITE 102

2010 EAST OAKLAND PARK BOULEVARD
FORT LAUDERDALE, FLORIDA 33308

JAMES L. CASE

(305) 563-1000
FAX (305) 565-2047

April 4, 1996

FEDERAL EXPRESS

Division of Corporations
Department of State
409 East Gaines Street
Tallahassee, FL 32399

RE: VICTORIA PARK TOWNHOMES, INC.

7000001771067
-04/05/96--01069--015
***122.50 ***122.50

Dear Sir:

Enclosed please find an original and copy of the Articles of Incorporation of the captioned company, together with a Resident Agent form and our client's check in the amount of \$122.50 representing payment of the following:

Filing Fee:	\$35.00
Certified Copy of Charter	52.50
Resident Agent Cert.	<u>35.00</u>
TOTAL:	\$122.50

We are also enclosing a copy of your letter dated March 21, 1996 which was forwarded to our client, requesting the incorporation documents.

Very truly yours,

Karen Block
KAREN BLOCK,
Legal Assistant

KB
Enclosure
96-75-481

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 APR -5 PM 3:53

gf 4/10/96



FLORIDA DEPARTMENT OF STATE

Sandra B. Morthum
Secretary of StateFILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

96 APR -5 PM 3:53

March 21, 1996

HENRY WEISS
105 NURMI DRIVE
FORT LAUDERDALE, FL 33301

525 3220

SUBJECT: VICTORIA PARK TOWNHOMES, INC.
Ref. Number: W96000006156

Upon receipt of your letter and/or check(s) totaling \$122.50, no document was found. Please send your document with any fees due to:

Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Please return a copy of this letter to ensure your money is properly credited.

The articles of Incorporation of a nonprofit corporation must be prepared in compliance with section 617.0202, Florida Statutes. Please refer to that section of the law for assistance.

Please return the enclosed check for \$122.50 or a newly issued check with your corrected document.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6923.

Doris Mr. Duffie
Corporate Specialist Supervisor

Letter Number: 396A00013100

409 E. Gaines St
Tall. FL
32399

HENRY WEISS
105 NURMI DRIVE
FT. LAUDERDALE, FLORIDA 33301
(954) 525-3220
FAX (954) 525-6242

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 APR -5 PM 3:53

March 19, 1996

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


Gentlemen:

Attached please find our check in the amount of \$122.50 to register the following corporate name:

VICTORIA PARK TOWNHOMES, INC.
105 NURMI DRIVE
FT. LAUDERDALE, FLORIDA 33301

Please include certified copies.

Sincerely,


Henry Weiss

Dmc
3/21/96

686, 638, 620, 671

W96-6156

ARTICLES OF INCORPORATION
OF
VICTORIA PARK TOWNHOMES, INC.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 APR -5 PM 3:53

ARTICLE I - NAME

The name of this corporation is VICTORIA PARK TOWNHOMES, INC. and the mailing address is 105 Nurmi Drive, Fort Lauderdale, Florida 33301.

ARTICLE II - DURATION

This corporation shall exist perpetually, commencing on the date of execution and acknowledgment of these articles on April 5, 1996.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting any and all lawful business.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue Five Hundred (500) shares of ONE DOLLAR (\$1.00) par value common stock which shall be designated "Common Shares".

ARTICLE V - PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which is offered to other.

ARTICLE VI - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is:

105 Nurmi Drive

Fort Lauderdale, Florida 33301

and the name of the initial registered agent of this corporation at that address is:

HENRY WEISS

The principal address and registered office address of this corporation are the same.

ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have three (3) directors initially. The number of directors may be either increased or diminished from time to time by the Bylaws but shall never be less than two (2). The names and addresses of the initial directors of this corporation are:

<u>NAME</u>	<u>ADDRESS</u>
HENRY WEISS, Pres./Dir.	105 Nurmi Drive Fort Lauderdale, FL 33301
CAROL WEISS Secy./Treas./Dir.	105 Nurmi Drive Fort Lauderdale, FL 33301
PHILIP E. RATCLIFFE, Dir.	105 Nurmi Drive Fort Lauderdale, FL 33301

ARTICLE VIII - INCORPORATOR

The name and address of the person signing these Articles of Incorporation is:

<u>NAME</u>	<u>ADDRESS</u>
HENRY WEISS	105 Nurmi Drive Fort Lauderdale, FL 33301

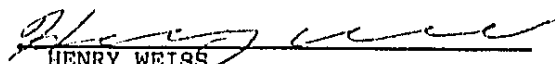
ARTICLE IX - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

ARTICLE X - QUALIFICATION UNDER SECTION 1244

This corporation shall qualify under Section 1244 of the Internal Revenue Code and Regulations issued thereunder, and the plan to issue Section 1244 stock shall be adopted by the Board of Directors.

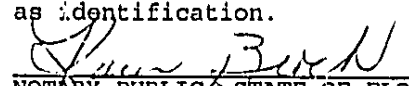
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5 day of April, 1996


HENRY WEISS

STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing Articles of Incorporation were acknowledged before me this 5 day of April, 1996, by HENRY WEISS, who X is personally known to me, or who _____ produced _____ as identification.


NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

PREPARED BY:
JAMES L. CASE, ESQUIRE
2810 EAST OAKLAND PARK BOULEVARD
SUITE 102
FORT LAUDERDALE, FL 33306
(305) 563-1000



KAREN BLOCK
MY COMMISSION # 00255235 EXPIRES
February 2, 1997
BONDED THRU TROY FARM INSURANCE, INC.

CERTIFICATE DESIGNATING PLACE OF BUSINESS

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN 96 APR -5 PM 3:53

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 Article:

FIRST: That VICTORIA PARK TOWNHOMES, INC., desiring to organize under the Laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at City of Fort Lauderdale, State of Florida, has named HENRY WEISS, located at 105 Nurmi Drive, City of Fort Lauderdale, County of Broward, State of Florida, as its agent to accept service of process within this State.

By: 
HENRY WEISS

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 said appointment and agree to act in this capacity, and I agree to comply with the provision of said Act relative to keeping open said office.

By: 
HENRY WEISS