

P 960000 70427

1201 HAYS STREET
TALLAHASSEE, FL 32310-6001
904-233-0771
904-233-0933



PRESTIGE MAIL
LEGAL & FINANCIAL SERVICE

ACCOUNT NO. :

072180900032

COMORATION

REFERENCE : 063527

83321A

AUTHORIZATION :

Patricia. T. [signature]

COST LIMIT : \$ 122.50

ORDER DATE : August 23, 1996

ORDER TIME : 10:23 AM

ORDER NO. : 063527

CUSTOMER NO: 83321A

CUSTOMER: Ms. Judy Torjak
HARVEY WADDELL & MONAHAN

101 North J Street, Suite 1

Lake Worth, FL 33460

DOMESTIC FILING

NAME: ISLAND WALK APARTMENTS, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XXX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Karen B. Rozar

EXAMINER'S INITIALS:

8/23/96

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 AUG 23 PM 2:07

ARTICLES OF INCORPORATION
OF
ISLAND WALK APARTMENTS, INC.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 AUG 23 PM 2:07

ARTICLE I

The name of the corporation shall be ISLAND WALK APARTMENTS, INC.

ARTICLE II

The Corporation may engage in any activities or business permitted under the laws of the United States and the State of Florida.

ARTICLE III

The capital stock of the corporation shall consist of 10,000 shares of (\$1.00) par value common stock, payable in lawful money of the United States of America, or in property, labor or services. The capital stock shall be sold, assigned, issued and transferred only in accordance with such by-laws as the corporation may from time to time make, change or alter, with a lien reserved in favor of the corporation upon all of its capital stock for any indebtedness which may at any time be due by the holder of the same unto the corporation and which shall be a lien thereon superior to all other liens or claims of every character and all assignments or transfers of stock of this corporation shall be subject thereto.

ARTICLE IV

This corporation shall have perpetual existence.

ARTICLE V

The initial street address of the principal office is 9250 Alternate A1A, Lake Park, FL 33403, and the initial street address of the registered office of the corporation shall be at 101 North J Street, Lake Worth, FL. 33460, and the name of the initial registered agent of the corporation at such address is JOHN B. WADDELL.

The Board of Directors may from time to time move the principal office to any other address in Florida and may establish branch offices and establishments at other places in the State of Florida or in other states of the United States.

ARTICLE VI

The number of directors of this corporation shall be four (4) initially. The number of directors may be increased or diminished from time to time, by by-laws adopted by the stockholders, but shall never be less than one (1).

ARTICLE VII

The name and address of each of the directors who, subject to the by-laws, shall hold office for the first year of existence of the corporation or until their successors are elected or appointed and have qualified, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Jerry J. Donnini	9250 Alternate A1A Lake Park, FL 33403
James T. Donnini	9250 Alternate A1A Lake Park, FL 33403
Frank P. Ciavarella	9250 Alternate A1A Lake Park, FL 33403

Douglas J. Dottor

9250 Alternate A1A
Lake Park, FL 33403

ARTICLE VIII

The name and address of the incorporator as follows:

NAME

ADDRESS

John B. Waddell

101 North J Street,
Lake Worth, FL. 33460

ARTICLE IX

The officers of this corporation shall be established and shall hold office as provided in the by-laws of this corporation.

ARTICLE X

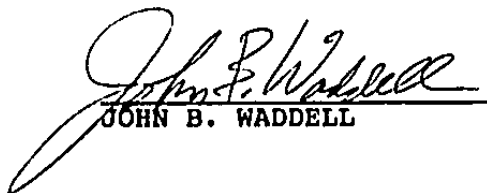
The regulation of the business and the conduct of the affairs of this corporation, and the provisions creating, dividing, limiting or otherwise affecting the powers of this corporation, and the fixing of compensation for the officers of this corporation whether such officers be directors or not, are vested in the Board of Directors, whose powers are set forth in the Articles of Incorporation and in the By-laws of this corporation. Authority to alter, amend, change or otherwise affect these Articles of Incorporation, the affairs of the corporation, or in any way to change the nature of the organization, the personnel, or the conduct of the business shall be granted by and through the power set forth in these Articles of Incorporation and in the By-laws of this corporation and as provided by law.

ARTICLE XI

Every director or officer of the corporation shall be indemnified by the corporation against all expenses and liabilities,

including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be made a party, or in which he may become involved, by reason of his being or having been a director or officer of the corporation, or any settlement thereof, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 22nd day of August, 1996.

 (SEAL)
JOHN B. WADDELL

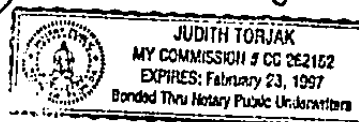
STATE OF FLORIDA

COUNTY OF PALM BEACH

On this day personally appeared before me, a Notary Public, in and for the State of Florida at Large, John B. Waddell, to me well 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 uses and purposes therein expressed.

WITNESS my hand and official seal at Lake Worth, Florida, this 22nd day of August, 1996.


Notary Public



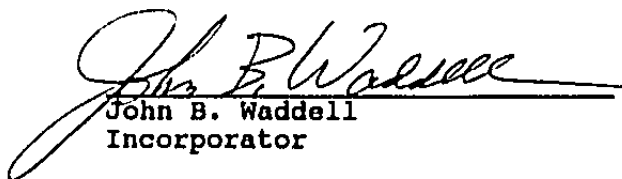
FILED
SECRETARY OF STATE
DIVISION OF CORPORATION

06 AUG 23 PM 2:07

CERTIFICATE DESIGNATING REGISTERED OFFICE
AND REGISTERED AGENT

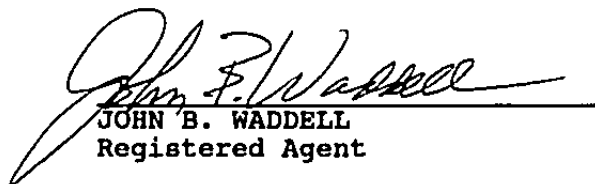
In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

That ISLAND WALK APARTMENTS, INC., 9250 Alternate A1A, Lake Park, FL 33403, desiring to organize under the laws of the State of Florida with its registered office, as indicated in the Articles of Incorporation, does hereby designate JOHN B. WADDELL as its registered agent at said address to accept service of process within this state.


John B. Waddell
Incorporator

ACKNOWLEDGMENT:

Having been named registered agent to accept service of process for the above stated corporation, at the 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.


JOHN B. WADDELL
Registered Agent