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REFERENCE : 236967 1217D

AUTHORIZATION :

Patricia Pizzuto

COST LIMIT : \$ 122.50

ORDER DATE : January 27, 1997

ORDER TIME : 9:31 AM

ORDER NO. : 236967-005

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CUSTOMER NO: 1217D

CUSTOMER: Renee Laurence, Legal Asst.
BUCHANAN INGERSOLL, P.C.

1 Turnberry Place, Suite 606
19495 Biscayne Boulevard
N. Miami Beach, FL 33180

DOMESTIC FILING

NAME: HEIGHTS DEVELOPMENT, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: ~~Unassigned~~

Carina Dunlap
EXAMINER'S INITIALS:

RECEIVED
96 JAN 27 AM 11:27
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

FILED
97 JAN 27 AM 8:13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

KR
1-28-97

***Articles of Incorporation
Of
Heights Development, Inc.***

97 FILED
JAN 27 AM 8:13
SECRET
TALLAHASSEE, FLORIDA

**ARTICLE I
NAME**

The name of this corporation shall be:

Heights Development, Inc.

**ARTICLE II
DURATION**

This corporation shall commence its existence upon the filing of these Articles and shall continue until termination by the act of the directors or otherwise by law.

**ARTICLE III
PURPOSE**

This corporation may engage in any activity or business permitted under the laws of the United States and of the State of Florida.

**ARTICLE IV
CAPITAL STOCK**

This corporation is authorized to issue one thousand (1,000) shares of one dollar (\$1.00) par value common stock, which shall be designated "Common Shares".

**ARTICLE V
PRINCIPAL OFFICE OF BUSINESS**

The initial principal office and address of business of this corporation are:

20515 East Country Club Drive
#1149
Aventura, FL 33180

ARTICLE VI
INITIAL REGISTERED OFFICE AND AGENT

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

20515 East Country Club Drive
#1149
Aventura, FL 33180

The name of the initial agent available for service of process at that address is:

Stuart Kessler

ARTICLE VII
INITIAL BOARD OF DIRECTORS

This corporation shall have two (2) Directors initially. The number of Directors may be increased or decreased from time to time in accordance with the By-Laws but shall never be less than one. The Directors shall be elected in accordance with the By-laws.

The name of the initial Directors are:

John Roven
Stuart Kessler

The address of the initial Directors are:

20515 East Country Club Drive
#1149
Aventura, FL 33180

ARTICLE VIII
INCORPORATOR

The name and address of the person signing these Articles as Sole Incorporator is:

Stuart Kessler

whose address is:

20515 East Country Club Drive
#1149
Aventura, FL 33180

ARTICLE IX
BY-LAWS

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Shareholders.

ARTICLE X
AMENDMENTS

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation or any Amendment hereto and any right conferred upon the Shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 24th day of January, 1997.



Stuart Kessler, Sole Incorporator

ACCEPTANCE OF REGISTERED AGENT

HAVING BEEN NAMED AS REGISTERED AGENT OF THE CORPORATION NAMED ABOVE, THE UNDERSIGNED DOES HEREBY ACCEPT SUCH APPOINTMENT AND DOES HEREBY AGREE TO DO ALL THINGS NECESSARY IN ORDER TO CARRY OUT ANY AND ALL DUTIES REQUIRED OF SUCH POSITION.

DATED THIS 24TH DAY OF JANUARY, 1997.


STUART KESSLER

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