

797000008880



ACCOUNT NO. : 072100000032

REFERENCE : 240503 4140C

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : January 29, 1997

ORDER TIME : 9:45 AM

ORDER NO. : 240503-005

CUSTOMER NO: 4140C

CUSTOMER: Ms. Jeanne M. Battles  
SHUTTS & BOWEN

Suite 500  
250 Australian Avenue South  
West Palm Beach, FL 33401

800002059438  
01/15/97-01094-005  
\$122.50 - \$122.50  
(see next page)

DOMESTIC FILING

NAME: UNIDELL REALTY OF FLORIDA,  
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: James Guy

EXAMINER'S INITIALS:

FILED  
97 JAN 29 PM 2:57  
TALLAHASSEE, FLORIDA

KL  
1-29-97

# SHUTTS & BOWEN

ATTORNEYS AND COUNSELLORS AT LAW  
(A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS)

ONE CLEARLAKE CENTRE, SUITE 500  
250 AUSTRALIAN AVENUE SOUTH  
WEST PALM BEACH, FLORIDA 33401  
MAILING ADDRESS P. O. BOX 3555  
WEST PALM BEACH, FLORIDA 33402-3555  
TELEPHONE (407) 835-8500  
FACSIMILE (407) 650-8530

January 13, 1997

800002059438--0  
-01/15/97--01094--005  
\*\*\*\*122.50 \*\*\*\*122.50

Secretary of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

Re: Unidell Realty of Florida, Inc.

Ladies and Gentlemen:

Enclosed is an original and one copy of the Articles of Incorporation for Unidell Realty of Florida, Inc., together with a check in the amount of \$122.50. This check represents payment for the following costs:

Filing Fees	\$ 35.00
Certified Copy	52.50
Registered Agent	35.00
	<u>\$122.50</u>

Please file the enclosed Articles of Incorporation and return the certified copy to the undersigned by regular mail.

Sincerely,

SHUTTS & BOWEN

*Jeanne Bauer*

Jeanne Bauer  
Certified Legal Assistant  
Real Estate Specialist

Enclosures  
cc: Arthur J. Menor, Esquire

624-612-  
W97-1542

WPB95 33040.1 - JMB

AMSTERDAM OFFICE  
EUROPA BOULEVARD 89  
1003 AD AMSTERDAM  
THE NETHERLANDS  
TELEPHONE 011-3120-661-0060  
FACSIMILE 011-3120-642-1475

KEY LARGO OFFICE  
OCEAN REEF CLUB  
31 OCEAN REEF DRIVE  
SUITE A200  
OCEAN REEF PLAZA  
KEY LARGO, FLORIDA 33037  
TELEPHONE (305) 367-2681

LONDON OFFICE  
40 MOUNT STREET  
LONDON W1V 0BB ENGLAND  
TELEPHONE 011-4471-403-4040  
FACSIMILE 011-4471-403-4299

MIAMI OFFICE  
1500 MIAMI CENTER  
201 SOUTH DI SCAYNE BOULEVARD  
MIAMI, FLORIDA 33131  
MIAMI (305) 358-6300  
DUNEDIN (305) 487-0841  
FACSIMILE (305) 361-9082

ORLANDO OFFICE  
20 NORTH ORANGE AVENUE  
SUITE 1000  
ORLANDO, FLORIDA 32801  
TELEPHONE (407) 423-3200  
FACSIMILE (407) 425-8316



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

January 22, 1997

SHUTTS & BOWEN, P.A.  
ATTN: JEANNE BAUER  
POST OFFICE BOX 3555  
WEST PALM BEACH, FL 33402-3555

SUBJECT: UNIDELL REALTY OF FLORIDA, INC.  
Ref. Number: W97000001542

**RESUBMIT**

Please give original  
submission date as file date.

We have received your document for UNIDELL REALTY OF FLORIDA, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must include original signatures.

The registered agent and registered office listed in your articles of incorporation must be consistent throughout the 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) 487-6973.

Claretha Golden  
Document Specialist

Letter Number: 197A00003073

RECEIVED  
97 JAN 29 AM 10: 52  
DIVISION OF CORPORATION

ARTICLES OF INCORPORATION  
OF  
UNIDELL REALTY OF FLORIDA, INC.

FILED  
97 JAN 29 PM 2:57  
TALLAHASSEE, FLORIDA

The undersigned, being a natural person, does hereby act as incorporator in adopting the following Articles of Incorporation for the purpose of organizing a business corporation pursuant to the provisions of the Florida General Corporation Act.

FIRST: The name of the corporation (hereinafter called the "corporation") is Unidell Realty of Florida, Inc.

SECOND: The street address of the initial principal office and the mailing address of the corporation is 17152 Mandylynn Court, Boca Raton, Florida 33496.

THIRD: The duration of the corporation shall be perpetual.

FOURTH: The aggregate number of shares of stock that the corporation is authorized to have outstanding at any one time is one thousand (1,000), all of which shall have a par value of One (\$1.00) Dollar and are of the same class and are to be common shares.

FIFTH: The name and street address of the initial directors of the corporation are:

NAME AND ADDRESS

OFFICE

Jane Yudell  
17152 Mandylynn Court  
Boca Raton, Florida 33496

Director

Lois Kaniuk  
50 Jericho Turnpike  
Suite 250  
Jericho, New York 11753

Director

SIXTH: The name and street address of the incorporator is as follows:

Arthur J. Menor  
250 Australian Avenue South, Suite 500  
West Palm Beach, Florida 33401

SEVENTH: The corporation shall, to the fullest extent permitted by the provisions of the Florida General Corporation Act,

as the same may be amended and supplemented, and in the manner provided for in the By-Laws, indemnify any and all persons whom it shall have power to indemnify under said provisions.

EIGHTH: The corporate existence of the corporation shall commence upon the filing of these Articles of Incorporation by the Department of State, State of Florida.

NINTH: The street address of the corporation's initial registered office is 201 South Biscayne Boulevard, 1500 Miami Center, Miami, Florida 33131, and the name of its initial registered agent at that office is Corporation Company of Miami.

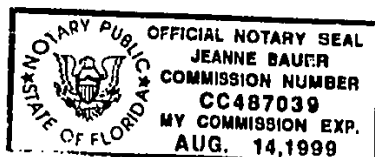
IN WITNESS WHEREOF, I do hereby subscribe these Articles of Incorporation on January 13, 1997, in the City of West Palm Beach, State of Florida.

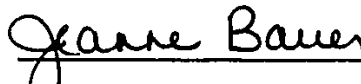
  
\_\_\_\_\_  
ARTHUR J. MENOR  
INCORPORATOR

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

The foregoing instrument was acknowledged before me this 13th day of January 1997, by Arthur J. Menor, who is personally known to me or who has produced a valid Florida driver's license as identification.

OFFICIAL NOTARIAL SEAL:



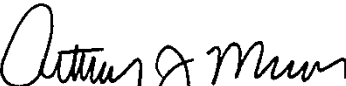
  
\_\_\_\_\_  
~~JEANNE BAUER~~  
(type, print, or stamp name)  
Notary Public  
My Commission Expires:  
Commission No.: \_\_\_\_\_

**CERTIFICATE OF DESIGNATION**  
**REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0505, Florida Statutes (1995), the undersigned corporation organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is Unidell Realty of Florida, Inc.
2. The name and address of the registered agent and office is:

Corporation Company of Miami  
201 South Biscayne Boulevard  
1500 Miami Center  
Miami, Florida 33131

  
\_\_\_\_\_  
Arthur J. Menor  
Incorporator

Date: January 13, 1997

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, THE UNDERSIGNED CORPORATION ACCEPTS THE APPOINTMENT AS REGISTERED AGENT AND HEREBY AGREES TO ACT IN THIS CAPACITY. THE UNDERSIGNED FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF ITS DUTIES, AND IS FAMILIAR WITH AND ACCEPTS THE OBLIGATIONS OF THE POSITION OF REGISTERED AGENT.

CORPORATION COMPANY OF MIAMI, a  
Florida Corporation

By: 

Vice President

Date: January 13, 1997

FILED  
97 JAN 29 PM 2:57  
TALLAHASSEE, FLORIDA