

P97000028400
Law Offices

GAIL E. STEVENS

412 N.E. 4TH STREET
FORT LAUDERDALE, FLORIDA 33301

TELE: (305) 463-5266

FAX: (305) 463-2020

March 20, 1997

Secretary of State
Division of Corporations
409 East Gaines St.
Tallahassee, FL 32399

300002120623--7
-03/21/97--01078--005
****122.50 ****122.50

RE: 312 N.E. 15TH AVENUE, INC.

Dear Secretary:

Please find enclosed herewith the duly executed Articles of Incorporation for the above referenced corporation.

Also enclosed is my check in the amount of \$122.50 to cover the following fees:

Filing: \$35.00
Registered Agent Fee: \$35.00
Certified Copy : \$52.50

Total: \$122.50

Please file the Articles as soon as possible and return the certified copy to this office in the enclosed FEDEX envelope.

Thanking you in advance.

Very truly yours,


Gail E. Stevens

FILED
97 MAR 28 PM 12:58
SECRETARY OF STATE
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

March 26, 1997

GAIL E. STEVES
412 N.E. 4TH STREET
FORT LAUDERDALE, FL 33301

SUBJECT: 312 N.E. 15TH AVENUE, INC.
Ref. Number: W97000006976

We have received your document for 312 N.E. 15TH AVENUE, 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 contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation"); and the registered agent's signature.

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) 487-6067.

Neysa Culligan
Document Specialist

Letter Number: 997A00015252

ARTICLES OF INCORPORATION
OF
312 N.E. 15TH AVENUE, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

ARTICLE I

The name of this corporation shall be 312 N.E. 15TH AVENUE, INC.

ARTICLE II

The general nature of the business to be transacted by this corporation is to own residential real property and engage in the leasing of same.

To conduct business in, have one or more offices in, and buy, hold, mortgage, sell, convey, lease or otherwise dispose of real and personal property, including franchise, patents, copy rights, trademarks, mortgages and licenses in the State of Florida and in all other states and counties.

To contract debts and borrow money, issue and sell or pledge bonds, debentures, notes and other evidences of indebtedness, and execute such mortgages, transfers of corporate property or other instruments to secure the payment of corporate indebtedness as required.

To purchase the corporate assets of any other corporation and engage in the same or other character of business.

To manufacture, purchase, or otherwise acquire, and to own, mortgage, pledge, sell, assign, transfer, or otherwise dispose of, and to invest in, deal in and with goods, wares, merchandise, real and personal property, and services, of every class and kind, except that it is not to conduct the following types of businesses: telephone or cemetery, a building and loan association, fraternal benefit society, state fair or exposition.

ARTICLE III

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is One-thousand shares (1,000) common stock with a par value of One Dollar (\$1.00) Dollars per share. The actual consideration to be paid for each share shall be fixed by the Board of Directors.

ARTICLE IV

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

ARTICLE V

This corporation is to exist perpetually.

ARTICLE VI

The initial address of the principal office and mailing address of this corporation in the State of Florida shall be 403 Mallard Road, Fort Lauderdale, Florida 33327.

The Board of directors may from time to time move the principal office to any other address in the State of Florida.

The Registered agent shall be CAROLE CHEMO, and the registered office shall be 403 Mallard Road, Fort Lauderdale, Florida 33327.

ARTICLE VII

This corporation shall have not less than one director; 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.

ARTICLE VIII

The name and post office addresses of the members of the first Board of Directors are:

CAROLE CHEMO
403 Mallard Road
Fort Lauderdale, Florida 33327

ARTICLE IX

The name and post office address of the subscriber to these Articles of Incorporation, the number of shares of stock that he/she agrees to take and the consideration therefor is:

NAME	NUMBER OF SHARES	CONSIDERATION
GAIL E. STEVENS 412 N.E. 4TH STREET Fort Lauderdale, Fla. 33301	1,000	\$1.00/share

ARTICLE X

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders, and approved at a stockholders' meeting by a majority of the stock entitled to vote therein.

ARTICLE XI

Special provisions for the regulation of the corporation are:

Section 1: The annual meeting of the stockholders and the directors of this corporation shall be fixed by the ByLaws.

Section 2: The directors of the corporation are specifically authorized to accept in payment for the capital stock of the corporation either assignment or transfer of any real property or personal property. Said discretion of the Board of Directors shall be final and upon the issuance of said stock in exchange for a conveyance of real or personal property, said stock shall thereafter be considered as fully paid and non-assessable and may not be questioned by any future stockholder or member of the Board of Directors.

ARTICLE XII

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 XIII

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

NAME: GAIL E. STEVENS, ADDRESS: 412 N.E. 4TH STREET
FT. LAUDERDALE, FLORIDA
33301

ARTICLE XIV

Except as otherwise provided by law, the entire voting power for the election of directors, and for all other purposes, shall be vested exclusively in the holders of the outstanding common shares.

IN WITNESS WHEREOF, the undersigned, as Incorporator, has executed the foregoing Articles of Incorporation on the 20th day of March, 1997.

BY: 

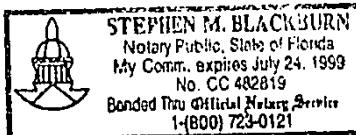
GAIL E. STEVENS
Incorporator

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY that, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, appeared GAIL E. STEVENS, to me personally known or who produced N/A as identification, who acknowledged before me that she executed these Articles of Incorporation this 20th day of March, 1997.


Notary Public

My Commission Expires:



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


In compliance with Section 48.091 and 607.0501, Florida Statutes,
the following is submitted:

That 312 N.E. 15th AVENUE, INC., desiring to organize under the
laws of the State of Florida, with its principal office, as
indicated in the Articles of Incorporation, in the City of Fort
Lauderdale, County of Broward, State of Florida, has named CAROLE
CHEMO, 403 Mallard Road, Fort Lauderdale, Florida, 33327 as its
Registered Agent to accept service of process within this state.

ACKNOWLEDGEMENT:

Having been named to accept service of process for the above-
named Corporation, at the place designated in this certificate,
the undersigned agrees to act in this capacity, and agrees to
comply the provisions of all statutes relative to the proper and
complete performance of my duties, and I accept the duties and
obligations of Section 607.0501 of the Florida Business
Corporation Act.

Dated: March 20, 1997.



CAROLE CHEMO
Registered Agent

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97 MAR 28 PM 12:58
SECRETARY OF STATE
TALLAHASSEE, FLORIDA