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A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

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\*ADMITTED IN NEW JERSEY &  
PENNSYLVANIA ONLY

EIGHTH FLOOR  
633 SOUTH FEDERAL HIGHWAY  
POST OFFICE BOX 14723  
FORT LAUDERDALE, FLORIDA 33309  
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PLEASE REPLY TO:  
Fort Lauderdale

Direct Line:  
(305) 847-3305

July 17, 1997

FEDERAL EXPRESS

State of Florida  
Corporate Records Bureau  
Division of Corporations  
Department of State  
409 East Gaines Street  
Tallahassee, FL 32399

900002242739--8  
-07/21/97--01077--014  
\*\*\*\*\*70.00 \*\*\*\*\*70.00

RE: New River Property Management Corporation  
Our File No. 94-09

Dear Sir:

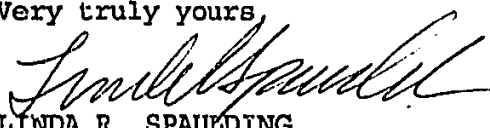
Enclosed please find an original and one copy of the Articles of Incorporation for the above-referenced corporation, with the Registered Agent Form incorporated therein. Also enclosed is a check in the amount of \$70.00 to cover the filing fees as follows:

Filing Fee	\$35.00
Registered Agent Fee	<u>35.00</u>
TOTAL	\$70.00

Please return a date-stamped copy of these Articles of Incorporation to this office to the attention of the undersigned in the envelope provided.

Thank you for your attention to this matter.

Very truly yours,

  
LINDA R. SPAULDING  
For the Firm

LRS  
Enclosures

cc: New River Property Management Corporation

FILED  
97 JUL 21 AM 12:47  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

'97 JUL 21 AM 2:47

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF  
NEW RIVER PROPERTY MANAGEMENT CORPORATION

The undersigned Incorporator 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

NAME

The name of this Corporation shall be NEW RIVER PROPERTY MANAGEMENT CORPORATION.

ARTICLE II

NATURE OF BUSINESS AND POWERS

The general nature of business to be transacted by the Corporation and its objects and powers shall be as follows:

To engage in the business of commercial and residential real estate/property management and maintenance.

To buy, loan money upon, sell, transfer, assign, discount, borrow money upon the pledge as collateral, and otherwise deal as principal agent or broker in bills of lading, warehouse receipts, evidence of deposit and storage of personal property, bonds, stocks, promissory notes, commercial paper accounts, mortgages on real or personal property, pledges on personal property, and other indebtedness of persons, firms, or corporations, and own, hold, or convey such real estate as may be necessary in the operation of its business, and purchase, acquire, and hold shares of stock in other corporations, domestic and foreign, and doing all things incidental thereto; to do a general

brokerage business, to buy, sell and deal in all kinds of listed and unlisted stocks and bonds on commission; to act as agent or factor for any person, firm or corporation, but not for the purpose of carrying on the business of banking, insurance, or the operation of railroads, or the discounting of bills and notes, or the buying and selling of bills of exchange.

To manufacture, purchase, and otherwise acquire, and to own, mortgage, pledge, sell, assign, transfer, or otherwise dispose of, and to invest in, trade in, deal in and with, goods, wares, merchandise, real and personal property, and services, of every class, kind and description.

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 franchises, patents, copyrights, trademarks and licenses, in the State of Florida and all other states and countries.

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

To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge or otherwise acquire or dispose of the shares of

the capital stock of, or any bonds, securities, or other evidence of indebtedness created by any other corporation of the State of Florida, or any other state of government, and while owner of such stock to exercise all the rights, powers and privileges of ownership, including the right to vote such stock.

To carry on any business whatsoever that this corporation may deem proper or convenient in connection with any of the foregoing purposes or otherwise, or that it may deem calculated, directly or indirectly, to improve the interests of this corporation, and to do all things specified in Sections 607.0101 to 607.1907 of the Florida Statutes, and to have and to exercise all powers conferred by the laws of the State of Florida on corporations formed under the laws pursuant to which and under which this corporation is formed, as such laws are now in effect or may at the time hereafter be amended and to do any and all things hereinabove set forth to the same extent and as fully as natural persons might or could do, either alone or in connection with other persons, firms, associations, or corporations, and in any part of the world.

Nothing herein contained shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the corporation to carry on any business, exercise any power, or do any act which the corporation may not under the laws of the State of Florida, lawfully carry on, exercise or do.

The purpose and powers specified in the clauses contained in this Article are to be construed both as purposes and powers, and shall, except when otherwise expressed in this Article, be in no wise limited or restricted by reference to or inference from the terms of any other clause of this, or of any other Article of this Certificate, but each of the purposes and powers specified in this Article shall be regarded as independent purposes and powers; and the speculation herein contained of particular powers is not intended to be, and shall not be held to be, in limitation of the general powers herein contained or in limitation of the powers granted to corporations under the laws of the State of Florida, but it is intended to be, and shall be held to be, in furtherance thereof.

### ARTICLE III

#### CAPITAL STOCK

The minimum number of shares of stock this Corporation is authorized to have outstanding at any one time shall be Ten Thousand (10,000) shares of common stock of the par value of One (\$1.00) Dollar each. The consideration to be paid for each share shall be fixed by the Board of Directors.

### ARTICLE IV

#### TERM OF EXISTENCE

This Corporation shall have perpetual existence.

## ARTICLE V

### INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation is 633 South Federal Highway, 8th Floor, Fort Lauderdale, FL 33301, and the name of the initial registered agent of this Corporation at that address is KENNETH C. JENNE, II.

## ARTICLE VI

### DIRECTORS

The business of this Corporation shall be conducted and managed by its Board of Directors, and such Board of Directors shall consist of not less than one and not more than six. A majority of the first Board of Directors named below shall have the power to approve and adopt the By-Laws of this Corporation until their successors are elected or appointed.

The qualifications, time and place of election and term of office of each Director shall be provided for in the By-Laws of the Corporation.

The officers of this Corporation shall consist of a President, Vice-President, Secretary, Treasurer and such other officers and agents as may be provided for by the By-Laws of this Corporation, who shall be chosen, serve for such term, and have such duties as may be prescribed by such By-Laws.

The shareholders of this Corporation shall not be entitled to remove any director from office during his term without cause.

## ARTICLE VII

### DIRECTORS ABSENTEE MEETINGS

Members of the Board of Directors may participate in meetings of the Board of Directors by means of telephone conferences as provided by law.

The directors of this Corporation may take action by written consent as provided by law.

## ARTICLE VIII

### INITIAL BOARD OF DIRECTORS

The name and address of the member of the first Board of Directors, who, unless otherwise provided by the By-Laws of this Corporation, shall hold office and manage the Corporation for the first year of existence of the Corporation or until his successors are elected or appointed and have qualified, is as follows:

Kenneth C. Jenne, II  
633 South Federal Highway, 8th Floor  
Fort Lauderdale, FL 33301

Neil Sterling  
901 East Las Olas Boulevard  
Fort Lauderdale, FL 33301

## ARTICLE IX

### INCORPORATOR

The name and post office address of the incorporator to these Articles of Incorporation is as follows:

Kenneth C. Jenne, II  
633 South Federal Highway, 8th Floor  
Fort Lauderdale, FL 33301



## ARTICLE X

### PRINCIPAL OFFICE OF CORPORATION

The street address of the principal office of this Corporation is 3850 S.W. 56th Court, Fort Lauderdale, FL 33312.

## ARTICLE XI

### 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 it is offered to others.

## ARTICLE XII

### CUMULATIVE VOTING

At each election for directors every shareholder entitled to vote at such election shall have the right to cumulate his votes by giving one candidate as many votes as the number of directors to be elected at that time multiplied by the number of his shares, or by distributing such votes on the same principal among any number of such candidates.

## ARTICLE XIII

### INTER-COMPANY CONTRACTS

No contract or other transaction between the Corporation and any other corporation, and no act of the Corporation shall be affected in any way or invalidated by the fact that any of the directors of the Corporation are pecuniarily or otherwise



interested in, or are directors or officers of, such other corporation. Any directors, individually, or any firm of which any director may be a member, may be a party to, or may be pecuniarily otherwise interested in, any contract or transaction of the Corporation, provided that the fact that he or such firm is so interested shall be disclosed or shall have been known to the Board of Directors or such members thereof as shall be present at any meeting of the Board of Directors at which action upon such contract or transaction shall be taken; and any director of the Corporation who is also a director or officer of such other corporation or who is so interested may be counted in determining the existence of a quorum at any meeting of the Board of Directors which shall authorize any such contract or transaction, and may vote thereat to authorize any such contract or transaction, with like force and effect as if he were not such director or officer of such other corporation or not so interested.

#### ARTICLE XIV

##### STOCKHOLDERS' AGREEMENTS

The Corporation and its common stockholders, or the stockholders of the Corporation among themselves, may enter into any agreement restricting the transferability, assignment, encumbrance or pledge of the stock of this Corporation, whether voluntarily or involuntarily. Any such agreement may confer upon the Corporation or the Stockholders, or both, the option of first refusal or mandatory purchase in the event any stockholder desires

to transfer, assign, encumber or pledge his stock, with or without a consideration. Any such agreement may include such restrictions during the lifetime of any stockholders or upon the death or legal incompetence of any stockholder. Nothing contained in these Articles of Incorporation or By-Laws of the Corporation shall be construed as authorizing a transfer of such stock upon the books of the Corporation in violation of any such agreement.

#### ARTICLE XV

##### DIVIDENDS

Dividends may be paid to shareholders out of unreserved capital surplus and unrestricted earned surplus of the Corporation. A director shall not be liable for dividends illegally declared, distributions illegally made to shareholders, or any other action taken in reliance and in good faith upon the financial statements of the Corporation represented to him to be correct by an officer having charge of its books of account or a financial statement certified by a Certified Public Accountant to fairly reflect the financial condition of the Corporation, unless such act shall be determined to be willful or negligent; nor shall he be liable, if, in good faith in determining the amount available for dividends or distribution, he considers the assets to be of their book value.

## ARTICLE XVI

### INDEMNIFICATION OF OFFICERS AND DIRECTORS

The corporation shall indemnify any director made a party to any action, suit or proceeding by or in the right of the Corporation to procure a judgment in its favor by reason of his being or having been a director or officer of the Corporation, or a director or officer of any other Corporation which he served as such at the request of the Corporation, against liability incurred in connection with such proceeding and against expenses and amounts paid in settlement of such proceeding not exceeding the estimated expenses, including but not limited to attorneys' fees, actually and reasonably incurred by him in connection with the defense or settlement of such action, suit or proceeding, including any appeal thereof. Such indemnification shall be authorized only if such director or officer acted in good faith and in a manner reasonably believed to be in or not opposed to the best interests of the Corporation, except that no indemnification shall be made in relation to matters as to which such director may be adjudged to have been guilty of negligence or malfeasance in the discharge of his duties to the Corporation.

The Corporation shall indemnify any director, officer, employee, or agent of the Corporation for all acts, and under all circumstances provided for in Florida Statute 607.0850, and upon determination by the Board of Directors, the Corporation shall

provide insurance against loss to the Corporation for such indemnification as provided by such law.

#### ARTICLE XVII

##### DIRECTORS' LIABILITY

No director shall be held liable or responsible for action taken by the Board of Directors acting under the provisions or in the manner authorized by these Articles of Incorporation or the By-Laws of the Corporation, nor for action taken by the Board of Directors in reliance on reasonable ground or probable cause for believing that the Board is acting under the provisions of or in the manner authorized by the Articles of Incorporation or By-Laws. The defense of any legal, equitable or other action taken by the Board of Directors, shall be conducted by counsel for the Corporation, unless the action, suit or proceeding is brought by or on behalf of the Corporation, including but not limited to expenses incurred in the course of attending trials, conferences, depositions, hearing and meetings, shall be paid by the Corporation, and in the event of a judgment or decree being rendered against the director, the Corporation shall indemnify and save him harmless.

#### ARTICLE XVIII

##### REIMBURSEMENT OF DIRECTORS

If any legal, equitable or other action, suit or proceeding brought by or on behalf of the Corporation against a director, either individually or as director, shall result in a judgment,

decree or decision in favor of the director, the Corporation shall be liable to and shall reimburse the director for all costs and expenses of the director in connection with such action, suit or proceeding, including but not limited to reasonable attorney's fees, court costs and expenses incurred in the course of attending trials, conferences, depositions, hearings, meetings and appeals of the disposition of all such actions.

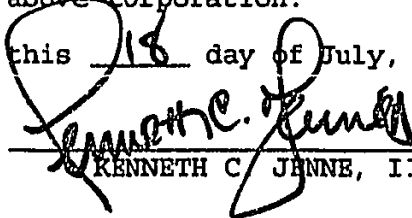
#### ARTICLE XIX

##### AMENDMENTS

These Articles of Incorporation may be amended in the manner provided by law, and may be amended without adoption at a formal meeting of all of the directors and all of the stockholders of the Corporation eligible to vote, sign a written statement manifesting their intention that an amendment to the Articles of Incorporation be adopted.

I, the undersigned, being the original incorporator of the foregoing Corporation, do hereby certify that the foregoing constitute the Charter of the above Corporation.

WITNESS my hand and seal this 18 day of July, 1997.

  
KENNETH C. JENNE, II

STATE OF FLORIDA     )  
                              )     SS  
COUNTY OF BROWARD    )

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized to take acknowledgments, in the State and County aforesaid, personally appeared KENNETH C. JENNE, II, to me well known to be the person described as the Incorporator in and who executed the foregoing Articles of Incorporation and acknowledged before me that he subscribed to these Articles of Incorporation, with his identity verified by personal knowledge/~~driver's license~~  
~~No.~~ \_\_\_\_\_.

WITNESS my hand and official seal in the County and State last aforesaid this 18<sup>th</sup> day of July, 1997.

  
NOTARY PUBLIC  
STATE OF FLORIDA

My Commission expires:



Linda Rae Spaulding  
MY COMMISSION # CC632123 EXPIRES  
July 17, 2001  
BONDED THRU TROY FAIR INSURANCE, INC.

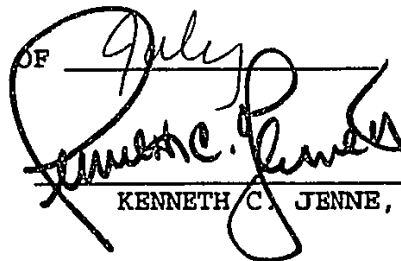
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ACCEPTANCE BY REGISTERED AGENT SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-  
STATED CORPORATION, AT THE PLACE DESIGNATED IN ARTICLE VI OF THE  
ARTICLES OF INCORPORATION, THE UNDERSIGNED HEREBY SIMULTANEOUSLY  
ACCEPTS THE DESIGNATION AND STATES THAT THE UNDERSIGNED IS FAMILIAR  
WITH, AND ACCEPTS THE OBLIGATIONS OF THAT POSITION AND AGREES TO  
COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER  
AND COMPLETE DISCHARGE OF HIS DUTIES.

DATED THIS 18<sup>th</sup> DAY OF July 1997.

  
KENNETH C. JENNE, II