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ACCOUNT NO. : 072100000032

REFERENCE : 603703 82361A

AUTHORIZATION :

COST LIMIT : \$ PPD

ORDER DATE : November 17, 1997

ORDER TIME : 3:43 PM

ORDER NO. : 603703-005

CUSTOMER NO: 82361A

CUSTOMER: Scott Kramer, Esq  
KRAMER ALI LAMBERT FLECK &  
CAROTHERS  
Suite 200  
6650 West Indiantown Road  
Jupiter, FL 33458

100002349911--3  
-11/18/97--01016--001  
\*\*\*\*122.50 \*\*\*\*122.50

DOMESTIC FILING

NAME: PROPERTY MANAGEMENT OF PALM  
BEACH, 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: Stephanie Stscherban

EXAMINER'S INITIALS:

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
97 NOV 18 AM 10:42

97 NOV 18 AM 10:42  
DIVISION OF CORPORATIONS

JP 11/18/97

LAW OFFICES  
**KRAMER, ALI, FLECK & CAROTHERS**  
A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

THOMAS J. ALI, P.A.  
RONALD L. BORNSTEIN, P.A.\*  
BARRY D. CAROTHERS, P.A.  
WILLIAM A. FLECK, P.A.  
HOWARD M. HUGHES, P.A.  
SCOTT KRAMER, P.A.  
\*ADMITTED FL, NY & CT

6650 WEST INDIANTOWN ROAD  
SUITE 200  
JUPITER, FLORIDA 33458

(561) 748-8000  
FAX (561) 748-9000

JAMES K. O'CONNOR  
INVESTIGATOR

November 10, 1997

Secretary of State  
State of Florida  
Division of Corporations  
Tallahassee, Florida 32304

Re: Articles of Incorporation for  
Property Management of Palm Beach, Inc.

Gentlemen:

Please find enclosed herein the original and one copy of the captioned Articles of Incorporation. Upon filing, please return a certified copy of the Articles to the undersigned.

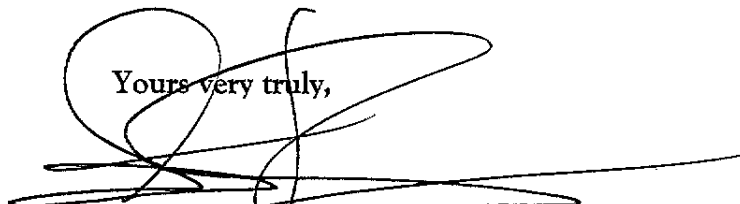
My check in the amount of \$122.50 is enclosed in payment of the following fees:

Filing Tax, Sec.607.364(4) .....	\$ 35.00
Certified copy of Articles .....	52.50
Registered Agent Fee, #607.361(4) .....	<u>35.00</u>

TOTAL ..... \$122.50

Your prompt assistance in this matter is greatly appreciated.

Yours very truly,



Scott Kramer

SK/me  
Enclosure

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
97 NOV 18 AM 10:42

ARTICLES OF INCORPORATION  
OF  
PROPERTY MANAGEMENT OF PALM BEACH, INC.

FILED  
PROPERTY OF STATE  
CORPORATIONS  
97 NOV 13 AM 10:42

THE UNDERSIGNED, acting as incorporators of a corporation under the Florida General Corporation Act, adopt the following Articles of Incorporation for such corporation:

ARTICLE I

The name of this Corporation is: PROPERTY MANAGEMENT OF PALM BEACH, INC.

ARTICLE II

The duration of this corporation is perpetual.

ARTICLE III

The purpose or purposes for which this corporation is organized are:

A. The provision of property management services, including, but not limited to, the sale, lease, purchase, brokerage and management of both real and personal property, the employment of employees and all acts to carry out same.

B. To acquire by purchase, exchange, gift, bequest and subscription or otherwise, and to hold, own, mortgage, pledge, hypothecate, sell, assign, transfer, exchange, or otherwise dispose of or deal in or with its own corporate securities or stock or other securities, including without limitations, any shares of stock, bonds, debentures, notes, mortgages, or other instruments representing rights or interests therein or any property or assets created or issued by any person, firm, association or corporation, or any government or subdivisions, agencies or instrumentalities thereof; to make payment therefore in any lawful manner or to issue in exchange therefore its own securities or to use its unrestricted or unreserved earned surplus for the pur-

chase of its own shares, and to exercise as owner or holder of any securities, any and all rights, powers and privileges in respect thereof.

C. To do each and every thing necessary, suitable or proper for the accomplishment of any of the purposes or the attainment of any one or more of the subjects herein enumerated, or which may at any time appear conducive to or expedient for the protection or benefit of this corporation, and to do said acts as fully and to the same extent as natural persons might, or could do, in any part of the world as principals, agents, partners, trustees or otherwise, either alone or in conjunction with any other person, association or corporation, specifically including the right to register and do business under fictitious names.

D. The foregoing clauses shall be construed both as purposes and powers, and shall not be held to limit or restrict in any manner the general powers of the corporation, and the enjoyment and exercise thereof, as conferred by the Laws of the State of Florida; and it is the intention that the purposes and powers specified in each of the paragraphs of this Article III shall be regarded as independent purposes and powers.

#### ARTICLE IV - STOCK

The aggregate number of shares which this corporation shall have authority to issue is 7500 shares of Class A common voting stock at \$1.00 par value per share. Fully-paid stock of this corporation shall not be liable to any further call or assessment. The sum of the par value of all shares of capital stock of the corporation that have been issued shall be the stated capital of the corporation at any particular time. To the extent of the par value of such shares, and the excess, if any, of consideration received for such shares, same shall constitute capital surplus.

#### ARTICLE V - AMENDMENT

These Articles of Incorporation may be amended, altered, changed, or repealed by the affirmative vote of a majority of the stock issued and outstanding, at a Shareholders meeting called for that purpose.

#### ARTICLE VI - SHAREHOLDER RIGHTS

Shareholders of the corporation shall have pre-emptive rights to acquire their pro rata share of stock of the corporation for all issues of any class of stock of the corporation, no matter when authorized, and for whatever consideration is contemplated to be received by the corporation, including but not limited to cash, other property, services, the acquisition of other corporations' shares or property through merger or the extinguishment of debts. Pre-emptive rights shall also apply to the reissuance of all redeemed or otherwise acquired shares, including the reissuance of treasury shares.

This article pertaining to pre-emptive rights may not be amended or deleted without the unanimous vote of the Shareholders of each affected class, and no issuance of stock of the corporation shall take place unless the price at which the stock is to be issued shall be approved by a majority of the Shareholders of the corporation.

#### ARTICLE VII - INITIAL OFFICE AND AGENT

The street address of this corporation's principal place of business and mailing address is 6650 W. Indiantown Road, Suite 200, Jupiter, Florida, 33458, and its initial Registered Agent is SCOTT KRAMER, ESQUIRE, at 6650 West Indiantown Road, Suite 200, Jupiter, Florida, 33458.

#### ARTICLE VIII - DIRECTORS

The number of directors constituting the initial board of Directors of this corporation is

one (1). The name and address of the person to serve as Director until the first annual meeting of shareholders, or until its successor is elected and qualify, is:

<u>Name</u>	<u>Address</u>
RICHARD CHARLTON	6650 W. Indiantown Road, Ste. 200 Jupiter, Florida 33458

#### ARTICLE IX - INCORPORATORS

The names and addresses of the incorporator is:

<u>Name</u>	<u>Address</u>
SCOTT KRAMER	6650 W. Indiantown Rd., Ste. 200 Jupiter, Florida 33458

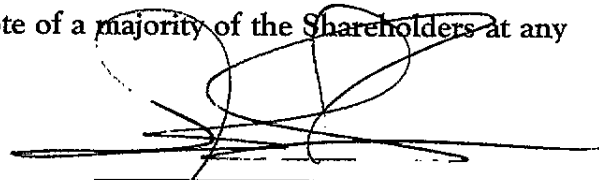
#### ARTICLE X - COMMON DIRECTORS - TRANSACTIONS BETWEEN CORPORATIONS

No contract or other transaction between this corporation and one or more of its Directors or any other corporation, firm, association or entity in which one or more of its Directors are directors or officers or are financially interested, shall either be void or voidable because of such relationship or interest if: (a) the fact of such relationship or interest is disclosed or known to the Board of Directors or committee which authorizes, approves or ratifies the contract or transaction by vote or consent sufficient for the purpose without counting the votes or consents of such interested Director; or (b) the fact of such relationship or interest is disclosed or known to the Shareholders entitled to vote and they authorize, approve or ratify such contract or transaction by vote or written consent; or (c) the contract is fair and reasonable to the corporation.

Common or interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or committee thereof which authorizes, approves or ratifies such contract or transactions.

ARTICLE XI - BY-LAWS


The By-Laws of the corporation shall be initially adopted by the Board of Directors, and may be changed or repealed by the affirmative vote of a majority of the Shareholders at any meeting thereof.

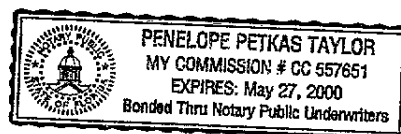
  
SCOTT KRAMER, ESQUIRE  
INCORPORATOR

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing, Articles of Incorporation were acknowledged before me this 10th day of November, 1997, by SCOTT KRAMER who produced personally knows as identification.

  
NOTARY PUBLIC  
Commission No:



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

FILED  
STATE  
CORPORATIONS  
97 NOV 12 PM 10:42

The following is submitted pursuant to Section 48.091(1) and Section 607.034, Florida  
Statutes:

PROPERTY MANAGEMENT OF PALM BEACH, INC. desiring to organize under the  
laws of the State of Florida being in the County of Palm Beach, has named SCOTT KRAMER,  
ESQUIRE, at Suite 200, 6650 West Indiantown Road, Jupiter, Florida 33458, as its initial  
registered agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-stated corporation, at the  
above stated office within this State, I hereby accept to act in this capacity and agree to comply  
with the provisions of said statute relative to keeping the registered office of the corporation  
open from 10:00 a.m. to noon each day, except Saturdays, Sundays and legal holidays, and to  
post therein a sign designating the name of the corporation and the name of its registered agent.

Dated this 10th day of November, 1997.

  
SCOTT KRAMER

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing Articles of Incorporation were acknowledged before me this 10th day of  
November, 1997, by SCOTT KRAMER who produced personally know as identification.

  
Notary Public  
Commission No:

