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GUNSTER, YOAKLEY, VALDES-FAULI & STEWART, P.A.  
ATTORNEYS AT LAW



OUR FILE NUMBER: 60016721.09000

WRITER'S DIRECT DIAL NUMBER: (561) 288-1980

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November 20, 1997

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-11/21/97--01094--017  
\*\*\*\*367.50 \*\*\*\*122.50

Division of Corporations  
Florida Department of State  
409 East Gaines Street  
Tallahassee, Florida 32301

**FEDERAL EXPRESS**

Re: Articles of Incorporation of 2695 North Corp.; 2755 Center Corp.; and 2765 South Corp.

Ladies and Gentlemen:

Enclosed are duplicate originals of the subject Articles of Incorporation. Upon filing, please return one certified duplicate original of each of the Articles to the undersigned. Please note that these Articles of Incorporation are to be effective as of November 20, 1997.

This firm's Trust Account check #4823 in the amount of \$367.50 is enclosed in payment of the following fees for each:

	2695 North Corp.	2755 Center Corp.	2765 South Corp.
Filing Fees:	\$ 35.00	\$ 35.00	\$ 35.00
Certified Copy:	\$ 52.50	\$ 35.00	\$ 35.00
Registered Agent Designation	\$ <u>35.00</u>	\$ <u>35.00</u>	\$ <u>35.00</u>
Total	\$122.50	\$122.50	\$122.50

Your prompt attention to this matter will be greatly appreciated.

Very truly yours,

Ayron C. Rifkin

ACR/tew:106273.1

Enclosures

EFFECTIVE DATE

11-20-97

FILED  
97 NOV 21 PM 3:20  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

9N 11-24-97



**ARTICLES OF INCORPORATION  
OF  
2765 SOUTH CORP.**

**EFFECTIVE DATE**

11-20-97

**THE UNDERSIGNED**, acting as the incorporator of a corporation under the Florida Business Corporation Act, adopts the following Articles of Incorporation for such corporation:

**ARTICLE 1 - NAME.**

The name of this Corporation is **2765 South Corp.**

**ARTICLE 2 - ADDRESS OF PRINCIPAL OFFICE.**

The address of the corporation's principal office (or mailing address) is: c/o Avron C. Rifkin, Esquire, 800 S.E. Monterey Commons Boulevard, Suite 200, Stuart, FL 34996.

**ARTICLE 3 - DURATION AND EFFECTIVE DATE.**

The duration of this Corporation is perpetual, unless dissolved according to law.

The effective date of this incorporation shall be November 20, 1997.

**ARTICLE 4 - PURPOSE.**

The purpose of this Corporation is to engage in any activity or business permitted under the laws of the United States and State of Florida.

**ARTICLE 5 - STOCK.**

The aggregate number of shares which this Corporation shall have authority to issue is 100 shares of Class A Common stock at One Dollar (\$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 shall constitute capital surplus.



## **ARTICLE 6 - 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 7 - SHAREHOLDER RIGHTS.**

Shareholders of the Corporation shall have preemptive 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. Preemptive rights shall also apply to the reissuance of all redeemed or otherwise acquired shares, including the reissuance of treasury shares.

This Article pertaining to preemptive 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 8 - QUORUM FOR STOCKHOLDERS MEETINGS.**

Unless otherwise provided for in the Corporation's By-laws, a majority of the shares entitled to vote, represented in person or by proxy, shall be required to constitute a quorum at a meeting of shareholders.

## **ARTICLE 9 - INITIAL REGISTERED OFFICE AND AGENT.**

The street address of this Corporation's initial registered office in Florida is 800 S. E. Monterey Commons Boulevard, Suite 200, Stuart, Florida 34996, and the name of its initial registered agent at that address is Avron C. Rifkin.

## **ARTICLE 10 - BOARD OF DIRECTORS.**

The powers of the Corporation shall be exercised by or under the authority of and the business and affairs of the Corporation shall be managed under the direction of a Board of Directors, which shall have at least one member initially. The number of directors may be increased or decreased by the Shareholders from time to time as provided in the By-laws of the Corporation.



## **ARTICLE 11 - INCORPORATOR.**

The name and street address of the incorporator signing these Articles of Incorporation is as follows:

<b>Name</b>	<b>Street Address</b>
Avron C. Rifkin	800 S. E. Monterey Commons Blvd., Suite 200 Stuart, Florida 34996

## **ARTICLE 12 - COMMON DIRECTOR - 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, or because such Director or Directors are present at the meeting of the Board of Directors, or a committee thereof which authorizes, approves or ratifies such contract or transaction, or because his or their votes are counted for such purpose 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 that purpose without counting the votes or consents of such 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 13 - 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 Board of Directors or by the affirmative vote of a majority of Shareholders at any meeting thereof.

## **ARTICLE 14 - EMERGENCY BY-LAWS.**

The Board of Directors of the corporation may adopt bylaws to be effective only in an "emergency". An emergency exists if a quorum of the corporation's directors cannot readily be assembled because of some catastrophic event. Emergency bylaws are subject to amendment or



repeal by the shareholders as well as the directors.

#### **ARTICLE 15 - SPECIAL PROVISIONS.**

The following additional provisions for the regulation of the business and for the conduct of the affairs of the Corporation and for creating, defining, limiting and regulating the powers of the Corporation, its Shareholders and Directors, are hereby adopted as a part of these Articles of Incorporation.

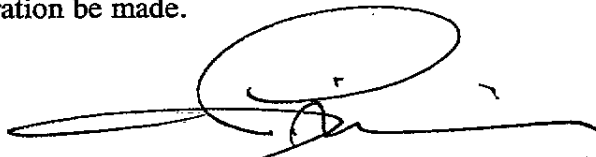
15.1 No person shall be required to own, hold or control stock in the Corporation as a condition precedent to holding an office in this Corporation.

15.2 The Board of Directors may prescribe a method or methods for replacement of lost certificates, and prescribe reasonable conditions by way of security upon the issue of new certificates therefor.

15.3 The Board of Directors, by the affirmative vote of a majority of the directors then in office, and irrespective of any personal interest of any of its members, shall have authority to establish reasonable compensation of all Directors for services to the Corporation as Directors, officers or otherwise

#### **ARTICLE 16 - AMENDMENT.**

These Articles of Incorporation may be amended in the manner approved 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 thereon, unless all the directors and all the stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.

  
\_\_\_\_\_  
AVRON C. RIFKIN, Incorporator



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

In pursuance of §§48.091(1) and 607.0501, Florida Statutes, the following is submitted in compliance thereof:

That 2765 South Corp. desiring to organize as a corporation under the laws of the State of Florida, with its initial registered office in Florida being in the County of Martin, at 800 S. E. Monterey Commons Boulevard, Suite 200, Stuart, Florida 34996 has named Avron C. Rifkin. located at that same address 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 place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 607.0505, Florida Statutes.

By: \_\_\_\_\_

Avron C. Rifkin

FILED  
97 NOV 21 PM 3:20  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

EFFECTIVE DATE

11-20-97