

P980000098244

**CAPITAL CONNECTION, INC.**

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Emerald Lakes  
Apartments, Inc.

000002693480--2  
-11/23/98--01046--013  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

Signature \_\_\_\_\_

Requested by: Cher 11-23 1003  
Name Date Time

Walk-In \_\_\_\_\_ Will Pick Up \_\_\_\_\_

- ☒ Art of Inc. File \_\_\_\_\_
- ☐ LTD Partnership File \_\_\_\_\_
- ☐ Foreign Corp. File \_\_\_\_\_
- ☐ L.C. File \_\_\_\_\_
- ☐ Fictitious Name File \_\_\_\_\_
- ☐ Trade/Service Mark \_\_\_\_\_
- ☐ Merger File \_\_\_\_\_
- ☐ Art. of Amend. File \_\_\_\_\_
- ☐ RA Resignation \_\_\_\_\_
- ☐ Dissolution / Withdrawal \_\_\_\_\_
- ☐ Annual Report / Reinstatement \_\_\_\_\_
- ☒ Cert. Copy \_\_\_\_\_
- ☐ Photo Copy \_\_\_\_\_
- ☐ Certificate of Good Standing \_\_\_\_\_
- ☐ Certificate of Status \_\_\_\_\_
- ☐ Certificate of Fictitious Name \_\_\_\_\_
- ☐ Corp Record Search \_\_\_\_\_
- ☐ Officer Search \_\_\_\_\_
- ☐ Fictitious Search \_\_\_\_\_
- ☐ Fictitious Owner Search \_\_\_\_\_
- ☐ Vehicle Search \_\_\_\_\_
- ☐ Driving Record \_\_\_\_\_
- ☐ UCC 1 or 3 File \_\_\_\_\_
- ☐ UCC 11 Search \_\_\_\_\_
- ☐ UCC 11 Retrieval \_\_\_\_\_
- ☐ Courier \_\_\_\_\_

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 NOV 23 PM 1:06

RECEIVED  
58 NOV 23 PM 10:42  
DIVISION OF CORPORATIONS

R. Purinton NOV 23 1998

ARTICLES OF INCORPORATION

OF

EMERALD LAKES APARTMENTS, INC.

FILED  
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DIVISION OF CORPORATIONS

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WE, the undersigned, in order to form a corporation under and pursuant to the provisions of the Law of Florida for the purposes set forth below, hereby subscribed to these Articles of Incorporation.

ARTICLE I

The name of the corporation shall be EMERALD LAKES APARTMENTS, INC.

ARTICLE II

The purposes and general nature of the business to be conducted and transacted by the corporation shall be as follows:

- A. To do and transact any and all business as permitted under the laws of the State of Florida and the United States of America.
- B. To purchase for investment and resale, and to traffic in land, property, houses and buildings and other property of any nature. To create, sell, and deal in freehold and leasehold ground rents. To make advances upon the security of land or houses or other property. To deal in any manner with real and personal property.
- C. To draw, make, accept, endorse, discount, execute and issue promissory notes, bills of exchange, or other negotiable instruments, including bonds, debentures, or other obligations of this corporation, whether secured by mortgage pledge, or otherwise, or unsecured, for money borrowed, or in payment of property purchased or acquired, or for other lawful objects.
- D. To guarantee, purchase, hold, sell, assign, transfer, mortgage, pledge or otherwise dispose of the shares of capital stock, or any bonds, securities, or other evidences of indebtedness,

created by any corporation and while owner of such stock or evidences of indebtedness, to exercise all of the rights, powers and privileges of ownership, including the right to vote according to the rights of said instruments and agreements.

E. To purchase, hold, sell and transfer shares of its own capital stock; subject, however, to such limitations as may be provided by law; and provided further, that shares of its own capital stock owned by the corporation shall not be voted upon directly or indirectly nor counted as outstanding for the purpose of any stockholder's quorum or vote.

Without limiting any of the purposes, powers and objects of this corporation, it is expressly declared and provided that this corporation shall have power in carrying on its own business, or for the purpose of accomplishment of any of the purposes or attainment of the objects hereinabove specified, to make and perform contracts of any kind and description and to do any and all other acts and things, and to exercise any and all powers, and to engage in any business, either as principal, agent or broker, conferred by the Laws of Florida upon corporations, and which a partnership or natural person could do and exercise, and which now or hereafter may be authorized by law.

### ARTICLE III

The number of shares of stock that this corporation is authorized to have outstanding at any time is 3000 shares of common stock at \$.10 par value.

### ARTICLE IV

The amount of capital with which this corporation shall begin business shall be \$300.00.

### ARTICLE V

The existence of this corporation shall be perpetual, commencing upon the filing of these

Articles of Incorporation.

ARTICLE VI

The initial principal office of this corporation shall be located at 1700 N.E. 133<sup>rd</sup> St., North Miami, FL 33181.

ARTICLE VII

The Board of Directors of this corporation shall consist of not less than one (1) and not more than three (3) members.

ARTICLE VIII

The names and addresses of the first Board of Directors, who shall, subject to these Articles of Incorporation, By-Laws, and the Laws of Florida, hold office for the first year of the corporation's existence, and until their successors shall have been elected and qualified, or until their earlier resignation, removal or death, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Michael Sasoni	1700 N.E. 133 <sup>rd</sup> St. North Miami, FL 33181
Israel Sasoni	1700 N.E. 133 <sup>rd</sup> St. North Miami, FL 33181

ARTICLE IX

The registered agent and the registered office for this corporation will be:

<u>AGENT</u>	<u>OFFICE</u>
Michael Sasoni	12952 N.W. 23 <sup>rd</sup> St. Pembroke Pines, FL 33028

#### ARTICLE X

The names and addresses of each subscriber to these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>SHARES</u>
Michael Sasoni	1700 N.E. 133 <sup>rd</sup> St. North Miami, FL 33181	1500
Israel Sasoni	1700 N.E. 133 <sup>rd</sup> St. North Miami, FL 33181	1500

#### ARTICLE XI

The officers of the corporation until the first meeting of the corporation's Board of Directors, or until successors are elected, shall be:

<u>NAME</u>	<u>OFFICE</u>
Michael Sasoni	President/Treasurer
Israel Sasoni	Vice President/Secretary

#### ARTICLE XII

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 shareholders and approved at a shareholders' meeting by at least a majority of the shares entitled to vote, unless all of the directors and all of the shareholders sign a written statement manifesting their intention that a certain amendment to these Articles of Incorporation be made.

#### ACKNOWLEDGEMENT AND CONSENT OF REGISTERED AGENT

Having been made initial Registered Agent to accept service of process of the corporation at the initial registered office designated in these Articles of Incorporation, I hereby accept such status

and consent to act in this capacity and agree to comply with all the requirements of law pertaining thereto.

  
MICHAEL SASONI, Registered Agent

IN WITNESS WHEREOF, we have hereunto made, subscribed and acknowledged these Articles of Incorporation.

  
WITNESS

Printed Name: JOHN W. PERGOFF

  
WITNESS

Printed Name: DIANNE M. BISHOP

  
WITNESS

Printed Name: JOHN W. PERGOFF

  
WITNESS

Printed Name: DIANNE M. BISHOP

  
MICHAEL SASONI

  
ISRAEL SASONI

STATE OF FLORIDA       )  
                                  SS:  
COUNTY OF BROWARD   )

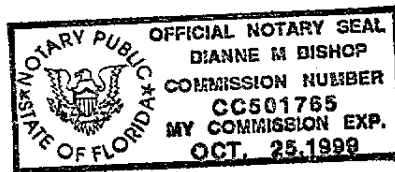
I HEREBY CERTIFY that on this day personally appeared Michael Sasoni and Israel Sasoni to me well known to be the same persons described in and who executed these Articles of Incorporation, and they acknowledged the Articles to be the act and deed of the subscribers and that the facts set forth therein are true.

WITNESS my hand and seal at Fort Lauderdale, Broward County, Florida, this 20th  
day of November, 1998.

NOTARY PUBLIC:

Dianne M. Bishop  
Print: DIANNE M. BISHOP  
State of Florida at Large (Seal)  
My Commission Expires:

Personally Known or ☒ Identification Produced  
Type of identification produced: FL Drivers License



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