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To: Division of Corporations
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Account Number : 104075003305
Phone : (561)659-5990
Fax Number : (561)659-6313

FLORIDA PROFIT CORPORATION OR P.A.

Oceanview Realty of Boca Raton, Inc.

Certificate of Status	0
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**ARTICLES OF INCORPORATION
OF
OCEANVIEW REALTY OF BOCA RATON, INC.**

FIRST: The name of the Corporation is OCEANVIEW REALTY OF BOCA RATON, INC

SECOND: This Corporation is organized for the purpose of transacting any and all lawful business for which corporations may be formed under Chapter 607 of the Florida Statutes.

THIRD: This Corporation may engage or transact in any and all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

FOURTH: This Corporation is authorized to issue one hundred (100) shares of common stock, with a par value of ONE AND NO/100 DOLLAR (\$1.00) per share.

FIFTH: The street address of the initial Registered Office of this Corporation is 777 South Flagler Drive, Suite 900, East Tower, West Palm Beach, Florida 33401, and the name of the initial Registered Agent of this Corporation at that address is Russell T. Kamradt.

SIXTH: The street address of the principal office of the Corporation is 980 North Federal Highway, Suite 200, Boca Raton, Florida 33432.

SEVENTH: This Corporation shall have one (1) Director initially and the number of Directors may be increased or diminished from time to time as provided in the Bylaws of this

Russell T. Kamradt, Esquire
Florida Bar Number 262153
777 South Flagler Drive, Suite 900 East Tower
West Palm Beach, Florida 33401
Telephone (561) 659-5990

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Corporation but shall never be less than one (1). The name and address of the initial Director of this Corporation is as follows:

James Comparato
980 North Federal Highway, Suite 200
Boca Raton, Florida 33432.

EIGHTH: The name and offices of the initial officer of the Corporation are as follows:

James Comparato President and Secretary

NINTH: The name and address of the Incorporator of this Corporation is Russell T. Kamradt, 777 South Flagler Drive, Suite 900, East Tower, West Palm Beach, Florida 33401.

TENTH: The duration of this Corporation is perpetual.

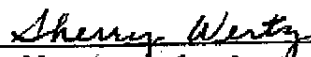
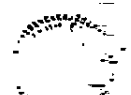
IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation the 6th day of April, 1999.


Russell T. Kamradt, Incorporator

STATE OF FLORIDA

COUNTY OF PALM BEACH

SWORN TO AND SUBSCRIBED before me this 6th day of April, 1999, by Russell T. Kamradt, who is personally known to me.


Print Name: SHERRY WERTZ
Notary Public
Commission No.
My commission expires:  Sherry Wertz
Notary Public
Commission No.
My commission expires:

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**CERTIFICATE DESIGNATING REGISTERED AGENT
AND REGISTERED OFFICE**

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

Oceanview Realty of Boca Raton, Inc. desiring to organize as a corporation under the laws of the State of Florida, has designated 777 South Flagler Drive, Suite 900, East Tower, West Palm Beach, Florida 33401, as its initial Registered Office and has named Russell T. Kamradt, located at that address as its initial Registered Agent.


Russell T. Kamradt, Incorporator

Having been named Registered Agent for the above-stated corporation, at the designated Registered Office, the undersigned hereby accepts said appointment, and agrees to comply with the provisions of Florida Statutes Section 48.091 relative to keeping open said office.


Russell T. Kamradt, Registered Agent

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