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* BOARD CERTIFIED IN REAL ESTATE
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May 18, 1999

State of Florida
Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

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*****78.75 *****78.75

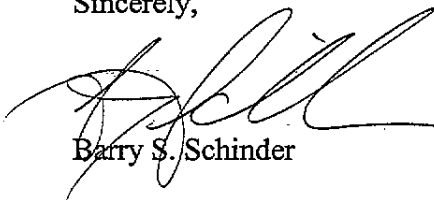
Re: Triple V Properties, Inc.

To Whom It May Concern:

Enclosed are an original and one copy of Articles of Incorporation of Triple V Properties, Inc., and a check for \$78.75 to cover the filing fee, registered agent designation fee and the certified copy fee. Please send to me a certified copy of the filed Articles of Incorporation.

If you have any questions, please do not hesitate to call me.

Sincerely,


Barry S. Schinder

BSS:sy
Enclosures

cc: Margaret Z. Villella, Esq.

FILED
99 MAY 20 AM 9:41
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

See 5/26

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ARTICLES OF INCORPORATION
OF
TRIPLE V PROPERTIES, INC.

FILED
99 MAY 20 AM 9:41
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I.

CORPORATE NAME

The name of this Corporation shall be:

TRIPLE V PROPERTIES, INC.

ARTICLE II.

MAILING ADDRESS AND PRINCIPAL OFFICE

The Corporation's mailing address and principal office is:

4921 Taylor Street
Hollywood, Florida 33021

ARTICLE III.

NATURE OF CORPORATE BUSINESS

The Corporation may engage in any activity or business permitted under the laws of the United States and under the laws of the State of Florida.

ARTICLE IV.

CAPITAL STOCK

This Corporation is authorized to issue a maximum of seven thousand five hundred (7,500) shares of stock. The shares of stock authorized shall be common stock having a par value of One (1) Dollar per share. The consideration to be paid for each share of stock shall be fixed by the Board of Directors.

ARTICLE V.

INITIAL REGISTERED AGENT AND INITIAL REGISTERED OFFICE

The Corporation's initial Registered Agent and Registered Office in the State of Florida shall be:

Margaret Z. Villella, Esq.
c/o Atkinson, Diner, Stone, Mankuta & Ploucha, P.A.
1946 Tyler Street
Hollywood, Florida 33020

ARTICLE VI.

BOARD OF DIRECTORS

The number of Directors may be altered from time to time by By-Laws adopted by the Stockholders. However, the Corporation shall have no less than one (1) Director at any time.

ARTICLE VII.

INITIAL DIRECTORS

The name and post office address of each member of the first Board of Directors is:

<u>Name</u>	<u>Address</u>
JOSEPH J. VILLELLA	4921 Taylor Street Hollywood, Florida 33021
MATTHEW VILLELLA	4921 Taylor Street Hollywood, Florida 33021
FRANK J. VILLELLA, II	4921 Taylor Street Hollywood, Florida 33021

The members of the first Board of Directors shall hold office until the first annual meeting of the Stockholders of the Corporation.

ARTICLE VIII.

INCORPORATOR

The name and post office address of the Incorporator executing these Articles of Incorporation is as follows:

Incorporator

Address

MARGARET Z. VILLELLA

1946 Tyler Street
Hollywood, Florida 33021

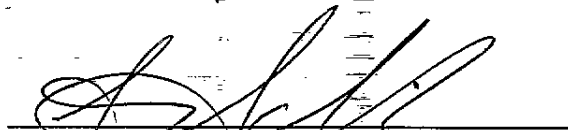
THE UNDERSIGNED Incorporator, for the purpose of forming a Corporation to do business within the State of Florida, does make and file these Articles of Incorporation, hereby declaring and certifying that the facts stated are true.


MARGARET Z. VILLELLA

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 14 day of May, 1999,
by MARGARET Z. VILLELLA, who is personally known to me or has produced
_____ as identification.




Notary Public, State of Florida
at Large

The undersigned hereby accepts the foregoing designation as initial Registered Agent and agrees to comply with the provisions of law applicable to said designation.


MARGARET Z. VILLELLA

FILED
99 MAY 20 AM 9:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA