

P99000093537



ACCOUNT NO. : 072100000032

REFERENCE : 427550 4306827

AUTHORIZATION :

Patricia Papp

COST LIMIT : \$ 87.50

ORDER DATE : October 22, 1999

ORDER TIME : 4:0 PM

ORDER NO. : 427550-010

CUSTOMER NO: 4306827

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CUSTOMER: Reuben M. Schneider, Esq
ABRAMS ANTON, P.A.
ABRAMS ANTON, P.A.
2021 Tyler Street

Hollywood, FL 33022

DOMESTIC FILING

NAME: AVENTURA LAND HOLDING III, 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
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Erika Carlson

EXAMINER'S INITIALS:

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 OCT 22 AM 10:03

RECEIVED
99 OCT 22 PM 4:50
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA
10/25/99

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 OCT 22 AM 10:03

ARTICLES OF INCORPORATION
OF
AVENTURA LAND HOLDING III, INC.

The undersigned incorporators of these Articles of Incorporation, natural persons competent to contract, hereby form a corporation for profit under the laws of the State of Florida.

ARTICLE I

NAME: The name of this corporation shall be *AVENTURA LAND HOLDING III, INC.*

ARTICLE II

ADDRESS: The mailing address and street address of the initial principal office of the corporation shall be *2021 Tyler Street, Hollywood, Florida 33020.*

ARTICLE III

NATURE OF BUSINESS: The corporation is organized for the purpose of transacting any and all business for which corporations may be formed under Chapter 607 of the Florida Statutes, as amended from time to time.

ARTICLE IV

CAPITAL STOCK: This corporation shall be authorized to issue 100 shares of \$1.00 par value common stock.

ARTICLE V

TERM OF EXISTENCE: This corporation shall have perpetual existence.

ARTICLE VI

INITIAL REGISTERED OFFICE AND AGENT: The name and street address of the initial registered agent of this corporation shall be: *Reuben M. Schneider, 2021 Tyler Street, Hollywood, Florida 33020.*

ARTICLE VII

DIRECTORS: The corporation shall have one (1) director initially and the number of directors may be increased or decreased from time to time as provided by the By-Laws but shall never be less than one (1).

ARTICLE VIII

INITIAL DIRECTOR: The name and address of the initial director who shall hold office for the first year of existence of the corporation or until his successor has been elected and qualified is:

NAME	ADDRESS
<i>Reuben M. Schneider</i>	<i>2021 Tyler Street Hollywood, FL 33020</i>

ARTICLE IX

INCORPORATOR: The name and address of the incorporator to these Articles of Incorporation is as follows:

NAME	ADDRESS
<i>Reuben M. Schneider</i>	<i>2021 Tyler Street Hollywood, FL 33020</i>

ARTICLE X

INDEMNIFICATION: To the fullest extent permitted by the Florida Business Corporation Act, the Corporation may indemnify, or advance expenses to, any person made, or threatened to be made, a party to any action, suit or proceeding by reason of the fact that such person (i) is or was a director of the Corporation; (ii) is or was an officer of the Corporation; (iii) is or was serving, at the request of the Corporation, as a director of another corporation, provided that such person is or was at the time a director of such other corporation serving at the request of the Corporation; or (iv) is or was serving, at the request of the Corporation, as an officer of another corporation, provided that such person is or was at the time an officer of such other corporation serving at the request of the Corporation. Unless otherwise expressly prohibited by the Florida Business Corporation Act the Board of Directors of the Corporation shall have the sole and exclusive discretion, on such terms and conditions as it shall determine, to indemnify, or advance expenses to, any such person. No person falling within the purview of this paragraph may apply for indemnification or advancement of expenses to any court of competent jurisdiction.

ARTICLE XI

EFFECTIVE DATE: These Articles of Incorporation shall be effective upon approval by the Secretary of State of the State of Florida.

ARTICLE XII

AMENDMENT: 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 a majority of the shareholders entitled to vote thereon, unless all of the Directors and all of the shareholders sign a written statement manifesting their intention that a certain amendment to the Articles of Incorporation be made.

The undersigned incorporators have executed these Articles of Incorporation this 21 day of October, 1999.


REUBEN M. SCHNEIDER

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

99 OCT 22 AM 10:03

ACCEPTANCE OF REGISTERED AGENT

Having been named as the Registered Agent to accept service of process for *AVENTURA LAND HOLDING III, INC.* at the place designated in the Articles of Incorporation, I agree to act in this capacity, I agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the duties and obligations of the Registered Agent.

Dated: 10/21, 1999


REUBEN M. SCHNEIDER

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