

EXHIBIT 3

ARTICLES OF INCORPORATION OF
FIFTEEN HUNDRED MEDICAL OFFICE CONDOMINIUM
ASSOCIATION, INC.

85020 P183b

Declaration of Condominium in the Public Records of Palm Beach County, Florida, and to undertake the performance of the acts and duties incident to the operation and management of said Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles of Incorporation and which may be contained in the Declaration of Condominium establishing said Condominium and the Exhibits annexed thereto, and the Condominium Act. The Corporation shall be conducted as a corporation not for profit for the benefit of its members, and the Corporation shall make no distributions of income to its members, directors or officers. There shall be no dividends paid to any of the members. In the event there are any excess receipts over disbursements as a result of performing services, such excess shall be applied against future expenses. The Corporation may pay compensation in a reasonable amount to its members, directors and officers for services rendered, may confer benefits upon its members in conformity with its purposes, and upon dissolution or final liquidation, may make distribution to its members as is permitted by the Court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income. This Corporation shall issue no shares of stock of any kind or nature whatsoever.

ARTICLE IV

4.1 The members of the Corporation shall consist of all of the record owners of units in the Condominium, and such membership shall be automatic upon recording in the public records of Palm Beach County, Florida, a deed or other instrument establishing record title to a unit in the Condominium. Membership in the Corporation shall terminate automatically upon an owner of a unit no longer having record title to the unit, provided, however that any party who owns more than one unit shall remain a member of the Corporation so long as he shall retain record title to, or a record fee ownership interest in, any unit. Membership in this Corporation shall be limited to the record owners of units in the FIFTEEN HUNDRED MEDICAL OFFICE CONDOMINIUM. Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be filed in the Public Records of Palm Beach County, Florida.

4.2 On all matters on which the membership of the Corporation shall be entitled to vote, there shall be only those votes for each unit as set forth in the Declaration of Condominium, notwithstanding the fact that the unit is owned by more than one person, and such vote or votes may be exercised by the owner or owners of each unit in such manner as may be provided in the Bylaws hereafter adopted by the Association. Should any owner or owners own more than one unit, such owner or owners shall be entitled to exercise or cast as many votes as are allocated to the particular units owned, in the manner provided by the Declaration of Condominium.

ARTICLE V

The street address of the initial registered office of the Corporation is 5301 North Federal Highway, Suite 310, Boca Raton, Florida 33431, and the name of the registered agent of the Corporation at this address is Joseph R. Cook.

ARTICLE VI

6.1 All corporate powers of the Corporation shall be exercised by, or under the authority of, and the affairs of the Corporation shall be managed under the direction of, a Board of Directors. The number of persons which will constitute the entire Board of Directors shall be fixed by the Corporation's Bylaws, but in no event shall be less than three (3) nor more than twelve (12).

6.2 The number of directors constituting the initial Board of Directors of the Corporation is three (3). The name and address of each person who is to serve as an initial Director is:

<u>Name</u>	<u>Address</u>
Kenneth A. Mehr	1500 N.W. 10th Avenue, Suite 201 Boca Raton, Florida 33432
Marc S. Frager	1500 N.W. 10th Avenue, Suite 205 Boca Raton, Florida 33432
Timothy W. Valk	1500 N.W. 10th Avenue, Suite 205 Boca Raton, Florida 33432

6.3 Each person named in these Articles as a member of the initial Board of Directors shall hold office until the first annual meeting of members and until his successor shall have been elected and qualified, or until his earlier resignation, removal from office or death.

6.4 Directors, subsequent to the initial Board of Directors, shall be elected at the annual meeting of the members of the Corporation to hold office until the next succeeding annual meeting of members, and until his successor shall have been elected and qualified or until his earlier resignation, removal from office or death. Provisions for the election of Directors and respecting the removal, disqualification and resignation of Directors, and for filling vacancies on the Board of Directors shall be as set forth in the Declaration of Condominium and as established in the Bylaws.

ARTICLE VII

The name and address of the incorporator is:

Name

Address

David A. Riggs

5301 North Federal Highway, Suite 310
Boca Raton, Florida 33431

ARTICLE VIII

The initial Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded by the Board of Directors and the members of the Corporation in the manner provided by the Bylaws and the Declaration of Condominium.

ARTICLE IX

This Corporation shall have all the powers set forth in Florida Statutes Article 617, all of the powers set forth in the Condominium Act of the State of Florida, and all of the powers granted to it by the Declaration of Condominium and the Exhibits annexed thereto.

ARTICLE X

The date of commencement of the corporate existence of the corporation, pursuant to section 607.014 (1) of the Florida Statutes shall be upon the date of subscription and acknowledgment of these Articles of Incorporation, provided such articles are filed by the Department of State within 5 days, exclusive of legal holidays, after such date.

ARTICLE XI

Amendments to these Articles of Incorporation shall be adopted in accordance with the provisions of Florida Statutes Sections 617.016 through 617.019; provided that, notwithstanding anything to the contrary contained in Florida Statutes Sections 617.016 through 617.019, the affirmative vote of not less than two-thirds (2/3ds) of the voting interests of the Corporation shall be required to adopt any amendment or amendments to these Articles of Incorporation. Thereupon, such amendment or amendments of these Articles of Incorporation shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of the State of Florida and upon the registration of such amendment or amendments with the said Secretary of State, a certified copy thereof shall be recorded in the Public Records of Palm Beach County, Florida.

Provided, however, that no amendment shall make changes in the qualifications for membership nor the voting rights of the members.

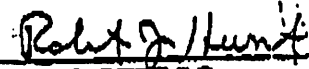
nor make changes in Article III or Article IX, without approval in writing of all voting members and the joinder of all record owners of mortgages on the units. No amendment shall be made of these Articles of Incorporation that is in conflict with the Condominium Act or the Declaration of Condominium. No amendment shall be made of these Articles of Incorporation if such amendment would affect or impair the validity or priority of any mortgage held by an Approved Mortgagee (as defined in the Declaration of Condominium) without the prior written consent of the Approved Mortgagee which holds the affected or impaired mortgage.

Executed and subscribed at Boca Raton, Florida his signature this 23rd day of June, 1986.


David A. Riggs

STATE OF FLORIDA)
 ss.
COUNTY OF PALM BEACH)

The foregoing Articles of Incorporation of FIFTEEN HUNDRED MEDICAL OFFICE CONDOMINIUM ASSOCIATION, INC. were acknowledged before me this 23rd day of June, 1986, by David A. Riggs, the incorporator.


NOTARY PUBLIC
My Commission Expires:

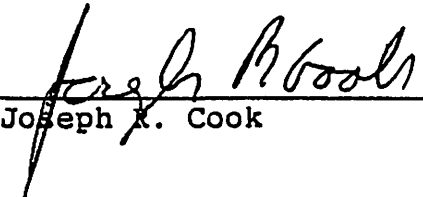
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JUNE 21, 1990
BONDED THRU GENERAL INS. UN92

FILED

ACCEPTANCE OF REGISTERED AGENT

JUN 24 11 01 AM '86

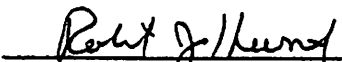
I, Joseph R. Cook, hereby accept the ~~Secretary's~~ designation as registered agent of FIFTEEN HUNDRED MEDICAL OFFICE CONDOMINIUM ASSOCIATION, INC.



Joseph R. Cook

STATE OF FLORIDA)
 ss.
COUNTY OF PALM BEACH)

The foregoing Acceptance of Registered Agent was acknowledged by Joseph R. Cook before me on June 23, 1986.



NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JUNE 21, 1990
BONDED THRU GENERAL INS. UND.

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