

EXHIBIT A

OFF
REC 1086 PC 745ARTICLES OF INCORPORATIONOFLAND MARK PROFESSIONAL CONDOMINIUM ASSOCIATION, INC.

The undersigned do hereby associate themselves, their successors and assigns together for the purpose of becoming incorporated under the laws of the State of Florida, and forming a corporation not for profit under the following proposed Certificate of Incorporation:

ARTICLE I

The name of this corporation is Land Mark Professional Condominium Association, Inc.

ARTICLE II

The purpose for which the corporation is organized is to own and hold real and personal property for the use and benefit of the members of the Association, to take all actions and to perform all duties deemed necessary to the protection, preservation, and improvement of such property and for the mutual benefit of the members of the Association.

ARTICLE III

The qualification of members of the Association shall be the ownership of a condominium unit parcel in Land Mark Professional Condominium development which membership shall be evidenced and established by a recordation in the Public Records of Lee County, Florida, of a deed conveying said condominium unit parcel fee title to the owner thereof. Upon recordation of such deed to a new owner, the membership of the prior owner of such unit shall be terminated. The manner of admission of members, the voting rights of members, the obligations and responsibilities of members shall be as established by the Condominium Declaration of Land Mark Professional Condominium as the same is recorded in the Public Records of Lee County, Florida, and as the same may have been heretofore or may be hereafter amended.

OFF
REC 1086 pc 746ARTICLE IV

The term for which the corporation shall exist shall be perpetual.

ARTICLE V

The name and residences of the subscribers to the Articles of Incorporation are as follows:

<u>NAME OF SUBSCRIBER</u>	<u>RESIDENCE</u>
Howard G. Bechtolt	3300 Henderson Boulevard Tampa, Florida 33609
E. Earl Donaldson	3300 Henderson Boulevard Tampa, Florida 33609

ARTICLE VI

The affairs of the corporation are to be managed by the President, Vice President, Secretary and Treasurer of the corporation and such officers shall be elected by the members of the Association annually.

ARTICLE VII

The names of the officers and directors who are to serve until the first election or appointment under the Articles of Incorporation shall be:

<u>NAME</u>	<u>RESIDENCE</u>
Howard G. Bechtolt	3300 Henderson Boulevard Tampa, Florida 33609
E. Earl Donaldson	3300 Henderson Boulevard Tampa, Florida 33609

ARTICLE VIII

The number of persons constituting the first Board of Directors shall be two (2) and the number may be increased to any number not exceeding nine (9) as may be established by the By-Laws of the corporation.

ARTICLE IX

The By-Laws of the corporation may be made, altered or amended by the members of the Association.

ARTICLE X

Amendments to the Articles of Incorporation may be proposed and adopted at any regular or specially called meeting of the members of the Association or any annual meeting of the Association.

LIFE
REC 1086 PC 747ARTICLE XI

The name and place of residence of the resident agent for service of process shall be Howard G. Bechtolt, 3300 Henderson Boulevard, Tampa, Florida 33609.

IN WITNESS WHEREOF, The subscribers have hereunto set their hands and seals this ____ day of _____, 1975.

(HGB) _____

(EED) _____

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared HOWARD G. BECHTOLT, competent to contract and one of the persons described in and who executed the foregoing Articles of Incorporation and he acknowledged the execution thereof to be his free act and deed.

WITNESS my hand and seal this ____ day of _____, 1975.

Notary Public

(NOTARY'S SEAL)

My Commission Expires: _____

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared E. EARL DONALDSON, competent to contract and one of the persons described in and who executed the foregoing Articles of Incorporation and he acknowledged the execution thereof to be his free act and deed.

WITNESS my hand and seal this ____ day of _____, 1975.

Notary Public

(NOTARY'S SEAL)

My Commission Expires: _____

OFF
REC 1086 PC 748

HOWARD G. BECHTOLT, being designated as resident agent of the foregoing corporation does by this instrument herewith accept such designation and responsibilities therein assigned.

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared HOWARD G. BECHTOLT, competent to contract and the person described in and who executed the foregoing acceptance and he acknowledged the execution thereof to be his free act and deed.

WITNESS my hand and official seal this _____ day of _____, 1975.

Notary Public

(NOTARY'S SEAL)

My Commission Expires: _____

INK ENGINEERING, INC.
260 PROFESSIONAL PL.
N. FORT MYERS, FLA

**LAND MARK PROFESSIONAL
CONDOMINIUM**

CONDOMINIUM PLAT BOOK # PAGE 21/3
Sheet No. 1 of 3

DATE: APRIL 1973
JOB NO. 2385
SCALE: 1" = 40'

DESCRIPTION OF PROPERTY:[illegible]

NOTES

NOTES: 1. "UNDESIGNED" INDICATES THAT THE PARTIAL TUBULAR ARE COMPILED FROM DATA SUPPLIED BY HODAKA (MANAGER, ARCHITECT, INC., A I A OFFICE, TOKYO, JAPAN). SHEETS 2 & 3 FOR UNIT AREAS INCLUDE PORTIONS OF THE BUILDING. SECTIONS 1-111 BEING BOUNDED. ONLY UNIT AREAS, NOT THE BUILDING, ARE INDICATED BY THE LINE. THE DIMENSIONS SHOWN REFLECT AREAS OF THE BUILDING, NOT THE DIMENSIONS OF THE BUILDING. THE DIMENSIONS SHOWN REFLECT AREAS OF THE BUILDING, NOT THE DIMENSIONS OF THE BUILDING.

FOR DESCRIPTION OF CONVEY ELEMENTS SEE "ORDINATE" DECLARATION "
FOR DESCRIPTION OF VERTICAL & HORIZONTAL BOUNDARIES SEE "ORDINATE" DECLARATION "

[illegible]

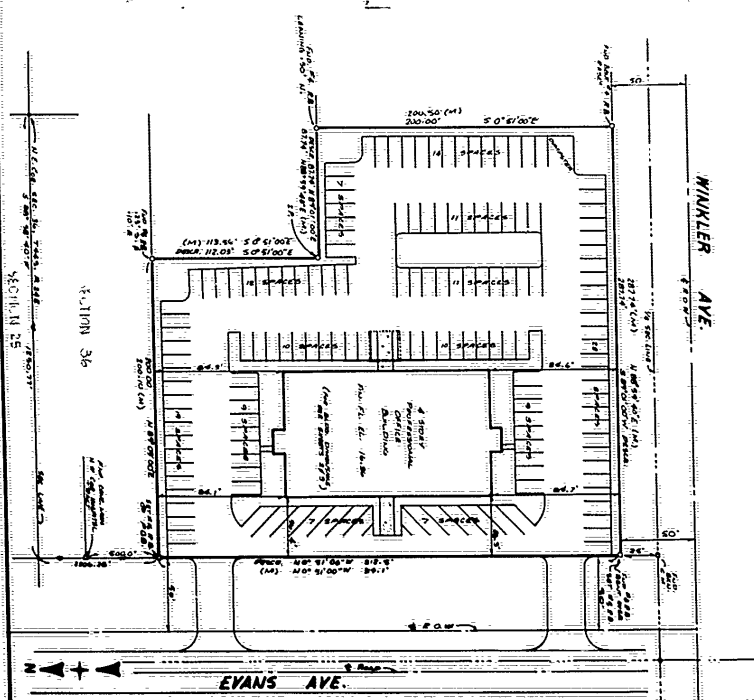
BUILDING ELEVATIONS

CERTIFICATION

[illegible]

DATED THIS 15TH DAY OF APRIL 1975

STANLEY K. INC.
FLA. REG. ENGR. NO. 4964
FLA. REG. LAND SURV. NO. 1731



OFF REC 1086 PC 750

INK ENGINEERING, INC.
200 PROFESSIONAL BLVD.
N. FORT MYERS, FLA.

LAND MARK PROFESSIONAL CONDOMINIUM

EXHIBIT 'B'

CONDOMINIUM PLAT BOOK 42 PAGE 49

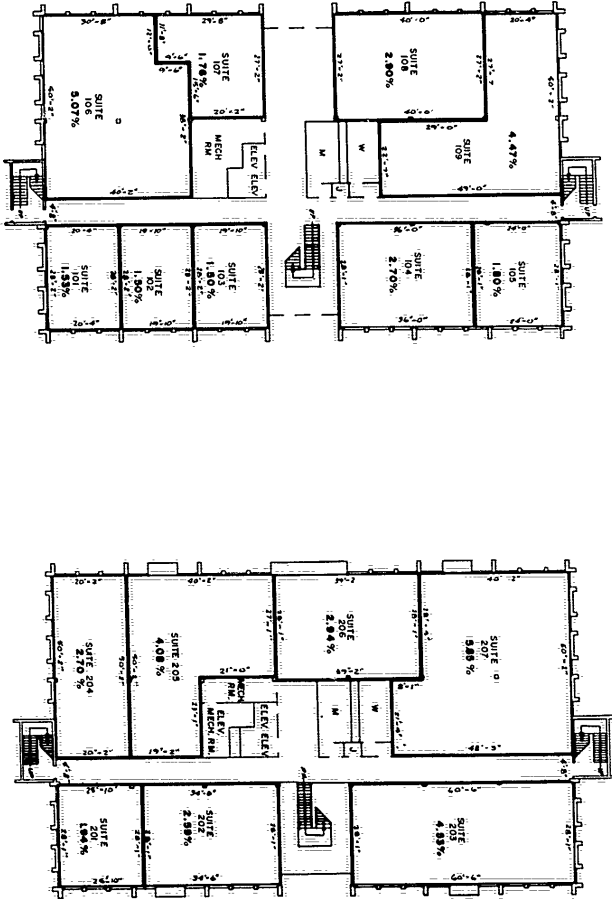
DATE: APRIL 1975
BOOK NO. 215
SCALE: 1/16" = 1'-0"

FIRST FLOOR

WALKWAY
WALKWAY
WALKWAY

SECOND FLOOR

N
+
V



OFF
REC 1086 n 752EXHIBIT "C"RESTRICTIONS UPON USE OF UNITS AND RULES AND REGULATIONS
FOR LAND MARK PROFESSIONAL CONDOMINIUM

1. Each unit owner shall keep his unit in a good state of preservation and cleanliness. He shall not allow anything whatsoever to fall from the windows or doors of the premises, nor shall he sweep or throw from the premises any dirt or other substances into any of the corridors or halls, elevators, ventilators or elsewhere in the building or upon the grounds. Refuse shall be placed in containers in such manner and at such times and places as the Association Board or its agent may direct.

2. The sidewalks, entrances, elevators, vestibules, stairways, corridors, halls, landings and fire exists must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units in the building.

3. Employees of the unit owners may not gather or lounge in the common areas of the buildings or grounds.

4. Supplies, goods and packages of every kind are to be delivered in such manner as the Association Board or its agent may prescribe and the said Board is not responsible for the loss or damage that may occur through the carelessness or negligence of the employees of the building.

5. Unit owners shall not cause or permit any disturbing noises or objectionable odors to be produced upon or to emanate from their units. Corridor doors shall be kept closed at all times except when in actual use for ingress and egress.

6. Unit owners shall not permit or keep in their unit any inflammable, combustible or explosive material, chemical or substance, except such products as are required in normal professional use.

7. Water closets and other water apparatus in the building

OFF REC 1086 PC 753

shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags or other articles be thrown into same. Any damage resulting from misuse of any water closets or other apparatus in a unit shall be repaired and paid for by the owner of such unit.

8. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the outside of the demised premises or building, hung from windows, or placed on window sills, without the prior written consent of the Association Board, which shall establish rules governing the size, number and placements of signs for the condominium with the realization that this is a professional and business condominium.

9. No awnings, radio or television aerials or other projections shall be attached to the outside walls of the building, and no blinds, shades or screens shall be attached to, hung or used on the exterior of any window or door of the demised premises, without the prior written consent of the Association Board.

10. No animals of any kind shall be kept or harbored in the premises. In no event shall any dog be permitted on any passenger elevator, or in any portion of the building unless carried or on a leash, or in any grass or garden plot under any circumstances.

11. No vehicle belonging to a unit owner or to an employee, patient, client or visitor of a unit owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exist from the building or parking lots by any other vehicle.

12. Unit owners, their employees, patients, clients, customers or visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of the building.

13. The Board of the Association or its agent may from time to time curtail or relocate any space devoted to storage or service purposes in the mechanical rooms of the building.

14. The Board of the Association or its designee shall have the right of access to any unit for the purpose of making inspections,

OFF 1086 PC 754

repairs, replacements or improvements, or to remedy certain conditions which would result in damage to other portions of the building.

In the event it finds vermin, insects or other pests, it may take such measures as it deems necessary to control or exterminate same.

15. No employees of the Association Board or its agent shall be sent out of the building by any unit owner at any time for any purpose.

16. Complaints regarding the services of the building shall be made in writing to the Association Board or its agent.

17. Any consent or approval given under these rules and regulations may be added to, amended or repealed at any time by resolution of the Association Board.

18. Leasing or sub-leasing of a unit by the unit owner is not prohibited, however, the written consent of the Association Board must be obtained. The unit owner or lessee must submit a request, in writing, setting forth the name of the lessee or sublessee, type of instrument to be used and supply all information as may be required by the Association Board.

The foregoing Rules and Regulations shall not apply to the Developer, its successors or assigns, until it has surrendered control of the Board of the Association as set forth in the Declaration and By-Laws.

EXHIBIT "D"OFF
REC 1086 PC 755FORM OF WARRANTY DEED

THIS INDENTURE made this ____ day of _____, 19____,
between SOUTHEASTERN FINANCIAL DEVELOPMENT CORPORATION, a corporation
existing under the laws of the State of Florida, having its principal
place of business in the County of Lee and State of Florida, party
of the first part, and _____

_____, whose address is:
_____, of the County of
_____ and State of _____, party of the
second part;

WITNESSETH, that the said party of the first part, for and
in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS to
it in hand paid by the said party of the second part, the receipt
whereof is hereby acknowledged, has granted, bargained and sold
to the said party of the second part forever, the following described
condominium unit parcel, situate, lying and being in the County
of Lee, State of Florida, to-wit:

Unit No. _____ of Land Mark Professional Condominium
according to the Condominium Declaration thereof on
file and recorded in the Office of the Clerk of the
Circuit Court in Official Record Book _____ at page _____,
Public Records of Lee County, Florida.

Subject to restrictions, easements and reservations
and designations of record as stated in said Condominium
Declaration, which party of the second part hereby assumes
and agrees to observe, comply with, perform and to be
subject to, including but not limited to payment of all
assessments as may be determined pursuant to said Condominium
Declaration.

And the said party of the first part does hereby fully warrant the
title to said condominium parcel, and will defend the same against
the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused

OFF
REC 1086 N 756

these presents to be signed in its name by its President and its corporate seal to be affixed the day and year above written.

SOUTHEASTERN FINANCIAL DEVELOPMENT
CORPORATION

By _____
President

Witnesses (CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF LEE

I HEREBY CERTIFY, that on this _____ day of _____,
19____, before me personally appeared _____
as President of SOUTHEASTERN FINANCIAL DEVELOPMENT CORPORATION,
a corporation under the laws of the State of Florida, to me known
to be the person described in and who executed the foregoing conveyance
to _____

and acknowledged the execution thereof to be his free act and deed
as such officer, for the uses and purposes therein mentioned, and
that he affixed thereto the official seal of said corporation and
the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal the day and year last
aforesaid.

Notary Public
(NOTARY'S SEAL) My Commission Expires: _____

OFF REC 1086 PC 757

SURVEYOR'S CERTIFICATION
LAND MARK PROFESSIONAL CONDOMINIUM

I have examined the Declaration of Condominium and attached Exhibits, including the "Plot Plan" of Land Mark Professional Condominium as recorded in Official Record Book 1086 at pages 717 through 758, inclusive, Lee County, Florida, Public Records, and certify that such material constitutes a correct representation of the improvements described and that there can be determined therefrom the identification, location, dimensions and size of the common elements and of each unit.

DONE This 2ND day of MAY, 1975.

INK ENGINEERING, INC.

By

Stanley K. Ink
Registered Land Surv. No. 1733

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Stanley K. Ink of Ink Engineering, Inc. to me well known to be the person described in and who executed the above and foregoing Surveyor's Certificate, and he acknowledged before me that he executed the same freely and voluntarily for the uses and purposes therein expressed and set forth, and that he is over the age of twenty-one (21) years.

WITNESS my hand and official seal at Fort Myers, Lee County, Florida, this 5TH day of MAY, 1975.

Howard S. Beck
Notary Public

My Commission Expires: 27 JULY 1977

(NOTARY'S SEAL)

NOTARY PUBLIC

RECORDED IN OFFICIAL RECORDS
LEE COUNTY, FLORIDA
RECORD VERIFIED

OFF REC 1086 PC 758

MAY 7 3 47 PM '75

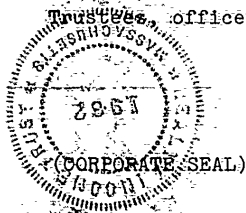
CONSENT OF MORTGAGE TO
CONDOMINIUM DECLARATION

SAL GERACI
CLERK OF CIRCUIT COURT

Sal Geraci

The undersigned, REALTY INCOME TRUST, being the mortgagee in the property declared for condominium usage as said mortgage is recorded in Official Record Book 1010 at page 777, Public Records of Lee County, Florida, does by the execution hereof, herewith join in the execution and declaration of the foregoing properties for condominium use, without, however, assigning or releasing any of the obligations assumed by the Developer herein.

Realty Income Trust is the designation of the current Trustees under a Declaration of Trust dated February 1, 1962, as amended. The obligations of Realty Income Trust do not constitute personal obligations of any of its officers or shareholders.



REALTY INCOME TRUST

By

[Signature]
As Trustee and not individually

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Robert P. Freeman, one of the Trustees of REALTY INCOME TRUST, to me well known and known to me to be the individual described in and who executed the foregoing instrument, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal this 28th day of April, 1975.

(NOTARY'S SEAL)

