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FLORIDA PROFIT CORPORATION OR P.A.

~~SANTA MARIA PROPERTY CORP.~~

Santa Maria shopping center, Inc.

Certificate of Status	0
Certified Copy	1
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FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

January 3, 2001

EMPIRE

SUBJECT: SANTA MARIA PROPERTY CORP.
REF: W01000000145

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Adding "of Florida" or "Florida" to the end of a name is not acceptable.

THE CONFLICT IS SANTA MARIA PROPERTIES, INC.

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Neysa Culligan
Document Specialist

FAX Aud. #: H01000000404
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**ARTICLES OF INCORPORATION
OF
SANTA MARIA SHOPPING CENTER, INC.**

THE UNDERSIGNED, has executed the following document as incorporator of the above named corporation, a corporation organized under the laws of the State of Florida, and all rights, duties, and obligations of the undersigned as incorporator, and those of the corporation, are to be determined in accordance with the laws of the State of Florida.

ARTICLE I

The name of this corporation shall be: SANTA MARIA SHOPPING CENTER, INC.

ARTICLE II

This corporation shall commence existence upon the filing of these Articles of Incorporation by the Department of State, State of Florida, and shall have perpetual existence.

ARTICLE III

The general nature of the business and objects and purposes proposed to be transacted and carried on by this corporation are to do any and all of the things herein mentioned, as fully and to the same extent as natural persons might do, viz:

- (1) Transact any and all lawful business.
- (2) Said corporation shall further have powers:

To have perpetual succession by its corporate name;

To sue and be sued, complain, and defend in its corporate name in all actions or proceedings;

To have a corporate seal, which may be altered at pleasure, and to use the same by causing it, or a facsimile thereof, to be impressed, affixed, or in any other manner reproduced;

To purchase, take, receive, lease or otherwise acquire, own, hold, improve, use, and otherwise deal in and with real or personal property or any interest therein, wherever situated;

THIS INSTRUMENT PREPARED BY:
JAMES A. MOLANS, ESQ.
5901 S.W. 74th Street, Suite 400
South Miami, Florida 33143
(305) 666 0345
FLORIDA BAR NO. 105240

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To sell, convey, mortgage, pledge, create a security interest in, lease, exchange, transfer, and otherwise dispose of all or any part of its real or personal property or assets;

To lend money to, and use its credit to assist, its officers and employees in accordance with Florida Statute §607.141;

To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge, or otherwise dispose of, and otherwise use and deal in and with, shares or other interests in, or obligations of, other domestic or foreign corporations, associations, partnerships, or individuals, or direct or indirect obligations of the United States or of any other governmental, state, territory, governmental district, or municipality or of any instrumentality thereof;

To make contracts and guarantees and incur liabilities, borrow money at such rates of interest as the corporations may determine, use its notes, bonds, and other obligations, and secure any of its obligations by mortgage or pledge of all or any of its property, franchisee, and income;

To lend money for its corporate purposes, invest and reinvest its funds, and take and hold real and personal property as security of the payment of funds so loaned or invested;

To conduct its business, carry on its operations, and have offices and exercise the powers granted by this act within or without this state;

To elect or appoint officers and agents of the corporation and define their duties and fix their compensation;

To make and alter bylaws, not inconsistent with its articles of incorporation or with the laws of this state, for the administration;

To make donations for the public welfare or for charitable, scientific, or educational purposes;

To transact any lawful business which the board of directors shall find will be in aid of governmental policy;

To pay pensions and establish pension plans, profit sharing plans, stock bonus plans, stock option plans, and other incentive plans for any or all of its directors, officers, and employees and for any or all of the

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directors, officers, and employees of its subsidiaries;

To be a promoter, incorporator, partner, member, associate, or manager of any corporation, partnership, joint venture, trust, or other enterprise;

To have and exercise all powers necessary of convenient to effect its purposes;

To indemnify any person who by reason of the fact that he is or was a director, officer, employee or agent of the corporation to the full extent as permitted by Florida Statute §607.014.

ARTICLE IV

The aggregate number of shares which this corporation shall have authority to issue is the total sum of 1000, having an individual par value of ONE DOLLAR (\$1.00).

Unless otherwise stated in these articles, or in an amendment to these articles, there shall be only one (1) class of stock of this corporation.

ARTICLE V

The street address of the initial registered office and the name of the Initial Registered Agent of this corporation shall be: JAMES A. MOLANS, ESQ. AT 5901 S.W. 74TH STREET, SUITE 400, S. MIAMI, FLORIDA 33143.

ARTICLE VI

The initial Board of Directors shall consist of a total of one person and the name and address of the person who is to serve as an initial director is: JAMES A. MOLANS, ESQ. AT 5901 S.W. 74TH STREET, SUITE 400, S. MIAMI, FLORIDA 33143.

ARTICLE VII

The address of the principal office of this corporation is: 5901 S.W. 74TH STREET, SUITE 400, S. MIAMI, FLORIDA 33143..

ARTICLE VIII

The name and address of the incorporator executing these Articles of Incorporation is: JAMES A. MOLANS, ESQ. 5901 S.W. 74TH STREET, SUITE 400, S. MIAMI, FLORIDA 33143..

IN WITNESS WHEREOF, the undersigned incorporator has executed these articles of incorporation this 2nd of January, 2001.



JAMES A. MOLANS

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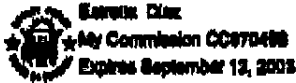
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME, a Notary Public, authorized to take acknowledgements in the state and county set forth above, personally appeared JAMES A. MOLANS, personally known to me, and who did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the state and county aforesaid this 2ND of JANUARY, 2001.

[Handwritten Signature]
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:



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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

Pursuant to the provisions of Chapter 607.0501 Florida Statutes, the following is submitted, in compliance with said Act:

First - that SANTA MARIA SHOPPING CENTER, INC. desiring to organize under the laws of the State of Florida with its principal office, as indicated in the articles of incorporation at City of S. Miami, County of Miami-Dade, State of Florida, has named JAMES A. MOLANS, located at 5901 S.W. 74th St. Suite 400, City of S. Miami, County of Miami-Dade, State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provision of said Act relative to keeping open said office.

BY: 
SIGNATURE OF RESIDENT AGENT
JAMES A. MOLANS

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