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TALLAHASSEE, FL 32301

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DIVISION OF CORPORATIONS
96 MAY -8 PM 2:18

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****140.00 ****140.00

D. TAX _____
D. AGENT FEE 52.50
D. COPY 35.00
TOTAL 52.50
N. BANK _____
BALANCE 140.00
REFUND _____

3/25/96

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96 MAY -8 PM 1:32
DIVISION OF CORPORATIONS

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

☒ CERTIFIED COPY
☐ NOTARIZED COPY

CERTIFICATE OF LIMITED PARTNERSHIP
OF
RUTGERS PLAZA II, LTD.

WE, the undersigned, desiring to form a Limited Partnership, and pursuant to the Florida Revised Uniform Limited Partnership Act as set forth in Sections 620.101 et seq., of the Florida Statutes, do hereby certify:

1. The name of the entity under which the Limited Partnership is to be conducted is
RUTGERS PLAZA II, LTD.

2. The address of the office of the Limited Partnership is 6353 West Rogers Circle, Boca Raton, Florida 33487.

3. The agent for service of process upon the Limited Partnership is GARY A. KORN, whose address is 20803 Biscayne Boulevard, Suite 200, Aventura, Florida 33180.

4. The name and business address of the sole general partner of the Limited Partnership is G.P. RUTGERS, INC., a Florida corporation, 6353 West Rogers Circle, Boca Raton, Florida 33487.

5. The names and business addresses of the limited partners of the Limited Partnership are:

NAME OF LIMITED PARTNER

ADDRESS OF LIMITED PARTNER

A&J RUTGERS PARTNERS,
a Florida General Partnership

150 N.W. 168th Street
North Miami Beach, Florida 33169

J&A RUTGERS PARTNERS, a Florida
General Partnership

150 N.W. 168th Street
North Miami Beach, Florida 33169

6. The mailing address of the Limited Partnership is 6353 West Rogers Circle, Boca Raton, Florida 33487.

7. The latest date upon which the Limited Partnership is to dissolve is December 31, 2025.

DATED this 6th day of May, 1996.

GENERAL PARTNER:

G.P. RUTGERS, INC., a Florida corporation

By: _____

HARRY HAHAMOVITCH, President

LIMITED PARTNERS:

A&J RUTGERS PARTNERS, a Florida General
Partnership

By: _____

ARTHUR LIPSON, Managing
General Partner

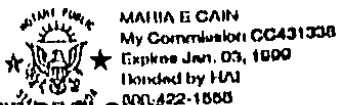
J&A RUTGERS PARTNERS, a Florida General Partnership

By: Arthur Lipson
ARTHUR LIPSON, Managing General Partner

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS:

The foregoing instrument was acknowledged before me this 6th day of May, 1996 by HARRY HAHAMOVITCH, as President of G.P. RUTGERS, INC., a Florida corporation, on behalf of the corporation, who is personally known to me and who did not take an oath.

My Commission Expires:

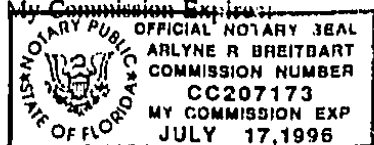


STATE OF FLORIDA)
COUNTY OF DADE) SS:

Maria E. Cain
Notary Public, State of Florida
Print Name: Maria E. Cain

The foregoing instrument was acknowledged before me this 6th day of May, 1996 by ARTHUR LIPSON, Managing General Partner of A&J RUTGERS PARTNERS, a Florida General Partnership, who is personally known to me and who did not take an oath.

My Commission Expires:

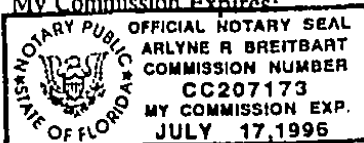


STATE OF FLORIDA)
COUNTY OF DADE) SS:

Arlyne R. Breitbart
Notary Public, State of Florida
Print Name: ARLYNE R BREITBART

The foregoing instrument was acknowledged before me this 6th day of May, 1996 by ARTHUR LIPSON, Managing General Partner of J&A RUTGERS PARTNERS, a Florida General Partnership, who is personally known to me and who did not take an oath.

My Commission Expires:



Arlyne R. Breitbart
Notary Public, State of Florida
Print Name: ARLYNE R BREITBART

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I hereby accept the designation of Registered Agent as set forth in this Certificate of Limited Partnership for RUTGERS PLAZA II, LTD., a Florida Limited Partnership.

GARY A. KORN
Registered Agent2

AFFIDAVIT

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

BEFORE ME, the undersigned authority personally appeared HARRY HAHAMOVITCH ("Affiant"), who being first duly sworn, upon oath, states as follows:

4. That Affiant is the President of G.P. RUTGERS, INC., a Florida corporation ("Corporation"), and is duly authorized to execute this Affidavit on behalf of the Corporation.

5. That the Corporation is the sole general partner of RUTGERS PLAZA II, LTD., a Florida Limited Partnership (the "Limited Partnership") and A&J RUTGERS PARTNERS, a Florida General Partnership and J&A RUTGERS PARTNERS, a Florida General Partnership are the sole limited partners of the Limited Partnership.

6. That the amount of the capital contribution of the limited partners and the amount anticipated to be contributed by the limited partners is as follows:

Amount contributed:	\$200.00
Total amount anticipated to be contributed	-0-
Total anticipated limited partner contributions	\$200.00

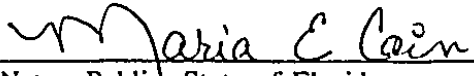
FURTHER AFFIANT SAYETH NOT.



HARRY HAHAMOVITCH -- Affiant

SWORN TO, ACKNOWLEDGED AND SUBSCRIBED before me this 16th day of May, 1996 by HARRY HAHAMOVITCH, Affiant who is personally known to me and who did take an oath.

My Commission Expires:



Notary Public, State of Florida

Print Name: Maria E. Cain



MARIA E. CAIN
My Commission CC431338
Expires Jan. 03, 1999
Bonded by HAI
800-422-1555

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