

F08000000196

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

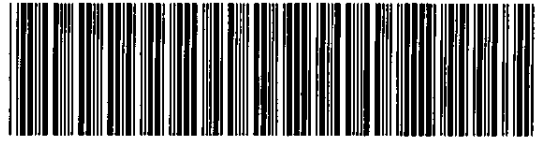
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2008 JAN 14 PM 4: 25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T. Eurch JAN 15 2008

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: INVESTMENT PROPERTY ADVISORS, INC.
(Name of corporation - must include suffix)

Dear Sir or Madam:

The enclosed "Application by Foreign Corporation for Authorization to Transact Business in Florida," "Certificate of Existence," and check are submitted to register the above referenced foreign corporation to transact business in Florida.

Please return all correspondence concerning this matter to the following:

ERIC JAMES WARDROP
(Name of Person)
INVESTMENT PROPERTY ADVISORS, INC.
(Firm/Company)
3000 HOLIDAY DRIVE, SUITE 905
(Address)
FORT LAUDERDALE, FLORIDA 33316
(City/State and Zip code)

For further information concerning this matter, please call:

ERIC J. WARDROP at (718) 909-9600
(Name of Person) (Area Code & Daytime Telephone Number)

STREET/COURIER ADDRESS:
New Filing Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

MAILING ADDRESS:
New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Enclosed is a check for the following amount:

- \$70.00 Filing Fee
- \$78.75 Filing Fee & Certificate of Status
- \$78.75 Filing Fee & Certified Copy
- \$87.50 Filing Fee, Certificate of Status & Certified Copy

7 (CHECK ENCLOSED)



FLORIDA DEPARTMENT OF STATE
Division of Corporations

January 2, 2008

ERIC JAMES WARDROP
3000 HOLIDAY DRIVE STE 905
FORT LAUDERDALE, FL 33316

SUBJECT: INVESTMENT PROPERTY ADVISORS, INC. IPA, INC.
Ref. Number: W08000000093

RECEIVED
08 JAN 15 AM 8:00
DIVISION OF CORPORATIONS

We have received your document for INVESTMENT PROPERTY ADVISORS, INC. IPA, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of your corporation is not available in Florida. An out-of-state corporation whose name is not available must adopt an alternate corporate name for use in Florida. The alternate corporate name must contain "Incorporated," "Company," "Corporation," "Inc.," "Co.," "Corp.," "Inc.," "Co.," or "Corp." Please enter the alternate corporate name in the space provided in number one of the application.

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

The entity's period of duration must be listed on the application. Please insert the word "perpetual", if a specific date of dissolution or term of existence has not been specified.

A brief description of the entity's nature of business must be included in the document.

The name and title of the person signing the document must be noted beneath or opposite the signature.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6928.

Tim Burch
Regulatory Specialist II

Letter Number: 308A00000043

APPLICATION BY FOREIGN CORPORATION FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 607.1503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN CORPORATION TO TRANSACT BUSINESS IN THE STATE OF FLORIDA.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2008 JAN 14 PM 4: 25

FILED

1. INVESTMENT PROPERTY ADVISORS, INC.
(Enter name of corporation; must include "INCORPORATED," "COMPANY," "CORPORATION," "Inc.," "Co.," "Corp.," "Inc.," "Co.," or "Corp.")

INTERSTATE PROPERTY ADVISORS, INC.
(If name unavailable in Florida, enter alternate corporate name adopted for the purpose of transacting business in Florida)

2. PENNSYLVANIA (PA) 3. _____
(State or country under the law of which it is incorporated) (FEI number, if applicable)

4. 06 / 25 / 2001 5. PERPETUAL
(Date of incorporation) (Duration: Year corp. will cease to exist or "perpetual")

6. N/A - IT WILL NOT BE BEFORE REGISTRATION.
(Date first transacted business in Florida, if prior to registration)
(SEE SECTIONS 607.1501 & 607.1502, F.S., to determine penalty liability)

7. 1600 MARKET STREET, SUITE 1410, PHILADELPHIA, PA 19103
(Principal office address)

1600 MARKET STREET, SUITE 1410, PHILADELPHIA, PA 19103
(Current mailing address)

8. REAL ESTATE BROKERAGE / DEVELOPER.
(Purpose(s) of corporation authorized in home state or country to be carried out in state of Florida)

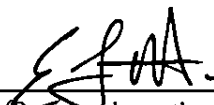
9. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: ERIK J. WARDROP

Office Address: 3000 HOLIDAY DRIVE, # 905
FORT LAUDERDALE, Florida 33316
(City) (Zip code)

10. Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further 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 obligations of my position as registered agent.

 1/12/2008
(Registered agent's signature)

11. Attached is a certificate of existence duly authenticated, not more than 90 days prior to delivery of this application to the Department of State, by the Secretary of State or other official having custody of corporate records in the jurisdiction under the law of which it is incorporated.

2008 JAN 14 PM 4: 25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

12. Names and business addresses of officers and/or directors:

A. DIRECTORS

Chairman: _____

Address: _____

Vice Chairman: _____

Address: _____

Director: _____

Address: _____

Director: _____

Address: _____

B. OFFICERS

President: NICKOLAS W. JEKOGIAN, III (PRESIDENT)

Address: 1600 MARKET STREET, SUITE 1410
PHILADELPHIA, PA 19103

Vice President: _____

Address: _____

Secretary: _____

Address: _____

Treasurer: _____

Address: _____

NOTE: If necessary, you may attach an addendum to the application listing additional officers and/or directors.

13. _____
(Signature of Director or Officer listed in number 12 of the application)

14. NICKOLAS W. JEKOGIAN III (PRESIDENT)
(Typed or printed name and capacity of person signing application)

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF STATE

DECEMBER 21, 2007

FILED
2008 JAN 14 PM 4: 25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

I DO HEREBY CERTIFY THAT,

INVESTMENT PROPERTY ADVISORS, INC.

is duly incorporated under the laws of the Commonwealth of Pennsylvania and remains a subsisting corporation so far as the records of this office show, as of the date herein.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the Secretary's Office to be affixed, the day and year above written.

Pedro A. Cortes

Secretary of the Commonwealth