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CORPORATIONS  
COMMERCIAL  
SERVICES**FLORIDA PROFIT/NON PROFIT CORPORATION****Gateway Shopping Center I Corp.**

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TALLAHASSEE, FL

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**ARTICLES OF INCORPORATION  
OF  
GATEWAY SHOPPING CENTER I CORP.**

The undersigned incorporator to these articles of incorporation hereby forms a corporation not for profit (the "Corporation") under the laws of the State of Florida as follows:

**ARTICLE I**

**Name, Principal Place of Business, and Mailing Address**

The name of the Corporation is: Gateway Shopping Center I Corp. The principal place of business and mailing address of the Corporation are: 1926 E. Sunrise Blvd, Fort Lauderdale, FL 33304.

**ARTICLE II**

**Terms of Existence**

The date when corporate existence shall commence shall be the date of the filing of these articles of incorporation by the office of the Florida Department of State and the Corporation shall have perpetual existence thereafter.

**ARTICLE III**

**Purpose**

The Corporation is organized as a mutual benefit corporation for the purposes of holding legal title to, maintaining, and preserving those certain portions of Gateway Shopping Center constituting the common areas, as identified under Parcel Identification No. 5042 01 19 0010 as issued by the Broward County Property Appraiser's Office, located in Broward County, Florida (the "Property"), and assessing its members for the payment of taxes and operational and maintenance expenses related to the Property. In exercising its authority, the Corporation shall have the power and authority to exercise any and all powers, rights, and privileges which a corporation organized under the corporation not for profit law of the State of Florida by law now or hereafter have to exercise, and all other powers necessary for the purposes for which the Corporation is organized.

**ARTICLE IV**

**Members**

The qualifications of members and the manner of admission of members shall be as specified in the bylaws of the Corporation.

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**ARTICLE V**  
**Initial Registered Office and Agent**

The street address of the initial registered office of the Corporation is 1926 E. Sunrise Blvd., Fort Lauderdale, FL 33304, and the name of its initial registered agent at such address is Jaime Sturgis.

**ARTICLE VI**  
**Directors**

The number of directors and their election and appointment shall be as specified in the bylaws of the Corporation, provided that the Corporation shall always have at least three (3) directors. The names and addresses of the initial directors of the Corporation are:

<u>Name</u>	<u>Address</u>
Dennis Woodson	2923 Cove Trail Winter Park, FL 32789
Jaime Sturgis	1926 E. Sunrise Blvd Fort Lauderdale, FL 33304
Michael Steiner	400 Holiday Drive Hallandale Beach, FL 33009
Randy Levine	20533 Biscayne Blvd #4218 Aventura, FL 33180

**ARTICLE VII**  
**Incorporator**

The name and address of the incorporator signing these articles of incorporation are:

<u>Name</u>	<u>Address</u>
Jaime Sturgis	1926 E. Sunrise Blvd Fort Lauderdale, FL 33304

**ARTICLE VIII**  
**Bylaws**

The power to adopt, alter, amend, or repeal bylaws shall be vested in the board of directors or members of the Corporation.

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**ARTICLE IX**  
**Amendment**

These articles of incorporation may be amended in the manner provided in the bylaws of the Corporation.

*[Signature page follows.]*

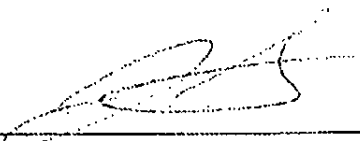
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IN WITNESS WHEREOF, the undersigned incorporator has executed these articles of incorporation this 11 day of May 2023.

  
Jaime Sturgis, Incorporator

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**ACCEPTANCE BY REGISTERED AGENT**

Having been named as registered agent and to accept service of process for the Corporation, at the place designated as the registered office, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of the undersigned's duties, and is familiar with and accept the duties and obligations of the undersigned's position as registered agent.

Dated this 11 day of May 2023.

Registered Agent:

By: 

Jaime Sturgis

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