

P00000006231

Florida Department of State  
Division of Corporations  
Public Access System  
Katherine Harris, Secretary of State

Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.**

((H00000003122 9)))

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.**

To: Division of Corporations  
Fax Number : (850) 922-4001

From: Account Name : EMPIRE CORPORATE KIT COMPANY  
Account Number : 072450003255  
Phone : (305) 541-3694  
Fax Number : (305) 541-3770

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

00 JAN 19 PM 12:16

FILED

**FLORIDA PROFIT CORPORATION OR P.A.**

**EMPIRE PROPERTIES 1853, INC.**

Certificate of Status	0
Certified Copy	1
Page Count	05
Estimated Charge	\$78.75

H00000003122

## ARTICLES OF INCORPORATION

⑤

OF

EMPIRE PROPERTIES 1853, INC.FILED  
00 JAN 19 PM 12:16  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDAARTICLE I - NAME AND BUSINESS ADDRESS

The name of this Corporation is Empire Properties 1853, Inc. Its principal office and mailing address is 1754 Bay Road, Miami Beach, Florida 33139.

ARTICLE II - DURATION

The effective date of this Corporation shall be January 19, 2000, and it shall exist perpetually thereafter unless sooner dissolved according to law.

ARTICLE III - PURPOSE

The purpose of this Corporation is to engage in any activities or business permitted under the Laws of the United States and the State of Florida, including, but not limited to, the purchase, sale, management and development of real property, and any marketing or promotion related thereto.

ARTICLE IV - CAPITAL STOCK

The maximum number of shares which this Corporation is authorized to have outstanding at any time is 1,000 shares of common stock having a par value of \$.10 per share.

H00000003122

H00000003122

**ARTICLE V - INITIAL  
REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this Corporation shall be 1754 Bay Road, Miami Beach, Florida 33139, and the initial registered agent of this Corporation at such office shall be Joseph Elbaz, who upon accepting this designation agrees to comply with the provisions of Chapters 48 and 607, Florida Statutes, as amended from time to time, with respect to keeping an office open for service of process.

**ARTICLE VI - INITIAL BOARD OF DIRECTORS**

The initial Board of Directors shall consist of three members. The number of director(s) may be increased or decreased from time to time by vote of the Board of Directors, but in no case shall the number of directors be less than one nor more than four. The name and address of the initial directors are as follows:

<u>Name</u>	<u>Address</u>
Albert Elbaz	1754 Bay Road Miami Beach, Florida 33139
Joseph Elbaz	1754 Bay Road Miami Beach, Florida 33139
Neil Elbaz	1754 Bay Road Miami Beach, Florida 33139

To the fullest extent permitted by law, the Corporation shall at all times be authorized to indemnify, defend and save harmless its officers, directors, employees and other agents.

H00000003122

H00000003122

ARTICLE VII - INCORPORATOR

The name and street address of the person signing these Articles of Incorporation is:

<u>Name</u>	<u>Address</u>
Pedro A. Gonzalez	The Colonnade, Suite 710 2333 Ponce de Leon Boulevard Coral Gables, Florida 33134

  
 Pedro A. Gonzalez,  
 Incorporator

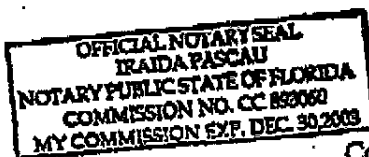
STATE OF FLORIDA )  
                               ) SS:  
 COUNTY OF MIAMI- DADE )

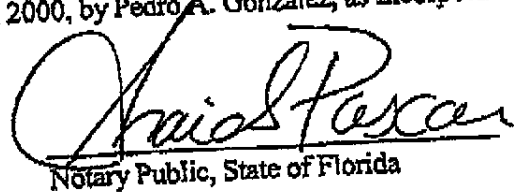
SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA

00 JAN 19 PM 12:16

FILED

The foregoing Articles of Incorporation of Empire Properties 1853, Inc., were acknowledged before me this 19<sup>th</sup> day of January, 2000, by Pedro A. Gonzalez, as Incorporator.



  
 Notary Public, State of Florida

Name: \_\_\_\_\_  
 Commission Number: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

(Seal)

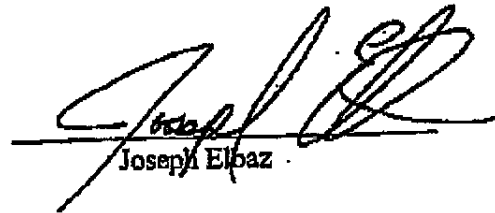
H00000003122

H00000003122

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for Empire Properties 1853, Inc., at the place designated in the Articles of Incorporation, Joseph Elbaz, agrees to act in this capacity, and agrees to comply with the provisions of Section 48.091, Florida Statutes, relative to keeping open such office.

Date: January 19, 2000.



Joseph Elbaz

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

00 JAN 19 PM 12:16

FILED

H00000003122