

# P00000041528



ACCOUNT NO. : 072100000032  
REFERENCE : 674276 4311863

AUTHORIZATION :

COST LIMIT : \$ 70.00

*Patricia Pizite*

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
00 APR 25 PM 2:55

ORDER DATE : April 25, 2000

ORDER TIME : 11:45 AM

ORDER NO. : 674276-010

900003223278--8

CUSTOMER NO: 4311863

CUSTOMER: Sheldon Bender, Paralegal  
BLANK ROME COMISKY & MCCAULEY  
BLANK ROME COMISKY & MCCAULEY  
One Logan Square, 3rd Floor  
18th And Cherry Street  
Philadelphia, PA 19103-6998

DOMESTIC FILING

NAME: HI/OAKLAND POINTE, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

       CERTIFIED COPY  
XX PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Janna Wilson

EXAMINER'S INITIALS:

*J* 4/25/00

RECEIVED  
00 APR 25 PM 12:55  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

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DIVISION OF CORPORATIONS

STATE OF FLORIDA  
ARTICLES OF INCORPORATION  
OF  
HI/OAKLAND POINTE, INC.

00 APR 25 PM 2:55

FIRST: THE CORPORATE NAME THAT SATISFIES THE REQUIREMENTS OF SECTION 607.0401 IS: HI/OAKLAND POINTE, INC.

SECOND: THE STREET ADDRESS OF THE INITIAL PRINCIPAL OFFICE AND, IF DIFFERENT, THE MAILING ADDRESS OF THE CORPORATION IS: c/o URDANG & ASSOCIATES REAL ESTATE ADVISORS, INC., 630 WEST GERMANTOWN PIKE, SUITE 321, PLYMOUTH MEETING, PENNSYLVANIA 19462.

THIRD: THE NUMBER OF SHARES THE CORPORATION IS AUTHORIZED TO ISSUE IS: ONE THOUSAND.

FOURTH: (a) IF THE SHARES ARE TO BE DIVIDED INTO CLASSES, THE DESIGNATION OF EACH CLASS IS:

N/A

(b) STATEMENT OF THE PREFERENCES, LIMITATIONS AND RELATIVE RIGHTS IN RESPECT OF THE SHARES OF EACH CLASS:

<u>CLASS</u>	<u>PREFERENCES</u>	<u>LIMITATIONS</u>	<u>RELATIVE RIGHTS</u>
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N/A

FIFTH: (a) IF THE CORPORATION IS TO ISSUE THE SHARES OF ANY PREFERRED OR SPECIAL CLASS IN SERIES, THE DESIGNATION OF EACH SERIES IS:

N/A

(b) STATEMENT OF THE VARIATIONS IN THE RELATIVE RIGHTS AND PREFERENCES AS BETWEEN SERIES INSOFAR AS THE SAME ARE TO BE FIXED IN THE ARTICLES OF INCORPORATION:

<u>SERIES</u>	<u>RELATIVE RIGHTS</u>	<u>PREFERENCES</u>
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N/A

(c) STATEMENT OF ANY AUTHORITY TO BE VESTED IN THE BOARD OF DIRECTORS TO ESTABLISH SERIES AND FIX AND DETERMINE THE VARIATIONS IN THE RELATIVE RIGHTS AND PREFERENCES BETWEEN SERIES:

N/A



ACCEPTANCE BY THE REGISTERED AGENT AS REQUIRED IN SECTION  
607.0501 (3) F.S.: C T CORPORATION SYSTEM IS FAMILIAR WITH AND  
ACCEPTS THE OBLIGATIONS PROVIDED FOR IN SECTION 607.0505.

CORPORATION SERVICE COMPANY

DATED April 25, 2000.

BY Deborah D. Skipper

Deborah D. Skipper  
as its agent

\_\_\_\_\_  
(TYPE NAME OF OFFICER)

\_\_\_\_\_  
(TITLE OF OFFICER)

FILED  
SECRETARY OF STATE  
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00 APR 25 PM 2:55

EXHIBIT A

00 APR 25 PM 2: 55

TO THE

ARTICLES OF INCORPORATION

OF

HI/OAKLAND POINTE, INC.

SEVENTH: Provisions for the regulation of the internal affairs of the corporation are:

1. The nature of the business or purpose to be conducted or promoted is:

The Corporation is organized for the exclusive purpose of holding title to property, collecting income therefrom and turning over, at least annually, the entire amount thereof, less expenses, to the sole shareholder of the Corporation, Honeywell International Master Pension Trust (the "Master Pension Trust"), an organization which is exempt from Federal income tax under Section 501(a) of the Internal Revenue Code of 1986, as amended, and to engage in such other lawful act or activity for which corporations may be organized under the General Corporation Law of the State of Florida, which is consistent with the foregoing purpose.

2. The stock of the Corporation shall be sold only to an organization which itself is exempt from tax under Section 501 of the Internal Revenue Code of 1986, as amended.
3. In furtherance and not in limitation of the powers conferred by statute, the Board of Directors of the Corporation is expressly authorized:
  - (a) To make, alter, amend or repeal the By-Laws, except as otherwise expressly provided in any By-Law made by the holders of the capital stock of the Corporation entitled to vote thereon at any annual meeting or at any special meeting called for that purpose.
  - (b) To authorize and cause to be executed mortgages and liens upon the real and personal property of the Corporation.
  - (c) To determine to the extent permissible under Section 501(c)(2) of the Internal Revenue Code, the use and disposition of any surplus and net profits of the Corporation.

- (d) To designate, by resolution passed by a majority of the whole Board of Directors, one or more committees, each committee to consist of one or more directors of the Corporation, which, to the extent provided in the resolution designating the committee or in the By-Laws of the Corporation, shall, subject to the limitations prescribed by law, have and may exercise all the powers and authority of the Board of Directors in the management of the business and affairs of the Corporation and may authorize the seal to be affixed to all papers which may require it. Such committee or committees shall have such name or names as may be provided in the By-Laws of the Corporation or as may be determined from time to time by resolution adopted by the Board of Directors.
- (e) To exercise, in addition to the powers and authorities hereinbefore or by law conferred upon it, any such powers and authorities and do all such acts and things as may be exercised or done by the Corporation, subject, nevertheless, to the provisions of the laws of the State of Florida, the Articles of Incorporation and the By-Laws of the Corporation.
4. Directors need not be residents of this state or stockholders unless the By-Laws of the Corporation so require.
  5. Elections of directors need not be by written ballot unless the By-Laws of the Corporation shall so provide.
  6. Members of the Board of Directors may participate in meetings of the Board of Directors by means of conference telephone or similar communications equipment as provided by law.
  7. Meetings of the stockholders may be held within or without the State of Florida, as the By-Laws may provide. The books of the Corporation may be kept (subject to any provision contained in the laws of the State of Florida) outside the State of Florida at such place or places as may be designated from time to time by the Board of Directors or in the By-Laws of the Corporation.
  8. The Corporation may be empowered to indemnify any officer or director, or any former officer or director in the manner set out and provided for in the By-Laws of the Corporation and pursuant to the provisions of Section 607.014 of the Florida Statutes, as amended.
  9. In the event of dissolution of the Corporation by operation of law, resolution or otherwise, all property and assets of the Corporation

shall be distributed to the stockholders of the Corporation. The current stockholder of the Corporation is the Master Pension Trust.

10. The Corporation reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation, in the manner now or hereafter prescribed by statute, and all rights conferred upon stockholders herein are granted subject to this reservation.

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DIVISION OF CORPORATIONS  
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