

PO1000072906



ACCOUNT NO. : 072100000032

REFERENCE : 236221 115423A

AUTHORIZATION :

COST LIMIT : \$ 70.00

Patricia Pignatelli

FILED
2001 JUL 24 PM 3:29
SECRETARY OF STATE
TALLAHASSEE FLORIDA

ORDER DATE : July 24, 2001

ORDER TIME : 1:59 PM

ORDER NO. : 236221-005

CUSTOMER NO: 115423A

600004494356--5

CUSTOMER: George Louis Garcia, Esq
George Louis Garcia, Esq

1999 S.w. 27 Avenue

Miami, FL 33145

DOMESTIC FILING

NAME: 85TH STREET REALTY CORP.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX PLAIN STAMPED COPY

CONTACT PERSON: Darlene Ward - EXT. 1135
EXAMINER'S INITIALS:

RECEIVED
01 JUL 24 PM 3:16
DIVISION OF CORPORATION

eg 7/25/01

**ARTICLES OF INCORPORATION
OF
85th STREET REALTY CORP.**

FILED

2001 JUL 24 PM 3: 29

SECRETARY OF STATE
TALLAHASSEE FLORIDA

Article I - Name

The name of this corporation is 85TH STREET REALTY CORP.

Article II - Purpose

This corporation is organized for the purpose of buying, selling, owning and operating real estate and for doing any and all other services allowed by law.

Article III - Capital Stock

This corporation is authorized to issue 100 shares of US \$1.00 par value common stock. The Board of Directors may authorize the issuance of such stock to such persons upon such terms and for such consideration in cash, property or services as the Board of Directors may determine and as may be allowed by law. The just valuation of such property or services shall be fixed by the Board of Directors. All of such stock when issued shall be fully paid and exempt from assessment. This corporation may not issue more than one class of stock.

Article IV - Principal Office

The street address of the principal office of this Corporation is:

146 Greens Road
Hollywood, Florida 33021

Article V - Initial Registered Office and Agent

The initial registered agent and the initial registered office is as follows:

Seymour Zwickler
146 Greens Road
Hollywood, Florida 33021

Article IV - Board of Directors

The number of directors may be either increased or decreased from time to time as provided in the Bylaws but shall never be less than one. The following

persons are directors of the Corporation until their successors are elected, and have qualified in accordance with the applicable laws of the United States and Florida:

Name	Address
Betty Usdan Zwickler President/Secretary	146 Greens Road Hollywood, FL 33021
Seymour Zwickler Vice President/Treasurer	146 Greens Road Hollywood, Florida 33021

Article VII - Incorporators

The name and address of the initial incorporator (s) of this Corporation is as follows:

Name	Address
Seymour Zwickler	146 Greens Road Hollywood, FL 33021

Article VIII - Powers

The Corporation shall have all the corporate powers enumerated in the Florida General Corporation Act.

Article IX - Indemnification

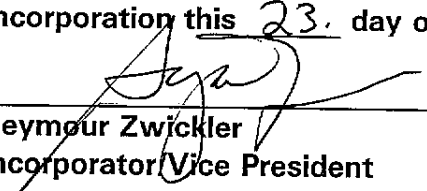
Any person made a party, or threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, and whether or not brought by or in the right of the Corporation, brought to impose any liability or penalty on such person for any act or acts alleged to have been committed (including alleged omissions or failures to act) by such person in his or her capacity as director, officer, or employee, or agent of the Corporation, or of any other corporation, partnership, joint venture, trust, or other enterprises which he or she served as such at the request of the Corporation, shall be indemnified by the Corporation, unless the conduct of such person is finally adjudged to have been grossly negligent or to constitute willful misconduct, against judgments, fines, reasonable amounts paid in settlement, and reasonable expenses including attorneys' fees actually and necessarily incurred as a result of such action, suit, or proceeding, including any appeal thereof. The Corporation shall pay such expenses, including attorneys' fees, in advance of the final disposition of any such action, suit or proceeding upon receipt of an undertaking satisfactory to the Board of Directors by or on behalf of such person to repay such amount, unless it shall ultimately be determined that he or she is entitled to indemnification by the Corporation for such

expense. Indemnification hereunder shall continue as to a person who has ceased to be a director, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such person.

Article X - Duration

The duration of the corporation is perpetual, unless sooner liquidated or dissolved in accordance with law.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 23 day of July, 2001.


Seymour Zwickler
Incorporator/Vice President

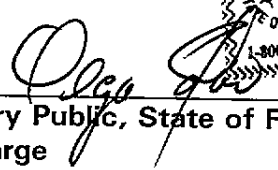
STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

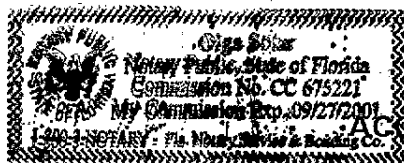
FILED
2001 JUL 24 PM 3:29
SECRETARY OF STATE
TALLAHASSEE FLORIDA

The foregoing instrument was acknowledged before me by
Seymour Zwickler
and affiant is personally known to me or has produced the following

identification: Driver's license this 23 day of July, 2001

My Commission expires:



Notary Public, State of Florida
At Large



ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for 85th STREET REALTY CORP., at the place designated in the Articles of Incorporation, Seymour Zwickler agrees to act in this capacity, and agrees to comply with the provisions of Section 48.091 Fla. Stat. (1981), relative to keeping open such office until such times he shall notify the corporation of his resignation.

Dated 7-23-01


Seymour Zwickler