



P02000061979

ACCOUNT NO. : 072100000032

REFERENCE : 607702 4311863

AUTHORIZATION :

Patricia Pigute

COST LIMIT : \$ 70.00

ORDER DATE : June 4, 2002

ORDER TIME : 2:59 PM

ORDER NO. : 607702-005

CUSTOMER NO: 4311863

CUSTOMER: Sheldon Bender, Paralegal
Blank Rome Comisky & Mccauley

One Logan Square, 7th Floor
18th And Cherry Street
Philadelphia, PA 19103-6998

RECEIVED
02 JUN -4 PM 4:26
DEPARTMENT OF STATE
DIVISION OF CORPORATE AFFAIRS
THIRTEENTH FLOOR

DOMESTIC FILING

NAME: HI/SUMMIT CENTRE, INC.

300005678853--9

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX PLAIN STAMPED COPY

CONTACT PERSON: Norma Hull - EXT. 1115

EXAMINER'S INITIALS:

[Signature]
6/5

FILED
02 JUN -4 PM 3:30
SECRETARY OF STATE
TALLAHASSEE FLORIDA

STATE OF FLORIDA
ARTICLES OF INCORPORATION
OF
HI/Summit Centre, Inc.

FILED
02 JUN -4 PM 3:30
SECRETARY OF STATE
TALLAHASSEE FLORIDA

FIRST: THE CORPORATE NAME THAT SATISFIES THE REQUIREMENTS
SECTION 607.0401 IS: HI/Summit Centre, 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

SIXTH: PROVISIONS GRANTING PREEMPTIVE RIGHTS ARE:

N/A

SEVENTH: PROVISIONS FOR THE REGULATION OF THE INTERNAL AFFAIRS OF THE CORPORATION ARE:

See Exhibit "A"

EIGHTH: THE STREET ADDRESS OF THE INITIAL REGISTERED OFFICE OF THE CORPORATION IS C/O CORPORATION SERVICE COMPANY, 1201 HAYS STREET, TALLAHASSEE, FLORIDA 32301, AND THE NAME OF ITS REGISTERED AGENT AT SUCH ADDRESS IS CORPORATION SERVICE COMPANY.

NINTH: THE NUMBER OF DIRECTORS CONSTITUTING THE INITIAL BOARD OF DIRECTORS OF THE CORPORATION IS ONE, AND THE NAME AND ADDRESS OF THE PERSON WHO IS TO SERVE AS DIRECTOR UNTIL THE FIRST ANNUAL MEETING OF SHAREHOLDERS OR UNTIL HIS SUCCESSOR IS ELECTED AND SHALL QUALIFY IS:

E. SCOTT URDANG
C/O URDANG & ASSOCIATES REAL ESTATE ADVISORS, INC.
630 WEST GERMANTOWN PIKE, SUITE 321
PLYMOUTH MEETING, PENNSYLVANIA 19462

TENTH: THE NAME AND ADDRESS OF EACH INCORPORATOR IS:

Sheldon Bender	One Logan Square Third Floor Philadelphia, Pennsylvania 19103-6998
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THE UNDERSIGNED HAS EXECUTED THESE ARTICLES OF INCORPORATION

THIS 31st DAY OF May, 2002



SHELDON BENDER, Incorporator

EXHIBIT A
TO THE
ARTICLES OF INCORPORATION
OF
HI/Summit Centre, 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.

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

CORPORATION SERVICE COMPANY

DATED June 4, 2002.

BY 

Brian Courtney
Asst. V. Pres.

(TYPE NAME OF OFFICER)

(TITLE OF OFFICER)

FILED
02 JUN -4 PM 3:30
SECRETARY OF STATE
TALLAHASSEE FLORIDA