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TALLAHASSEE, FL 32304

1500000-100 10 2006

***Thomas W. Ruggles, P.A.***

Attorney and Counselor at Law  
603 Indian Rocks Road  
Belleair, FL 33756-2056

(727) 449-2500

Fax: (727) 461-5655

April 6, 2006

Florida Secretary of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, Florida 32314

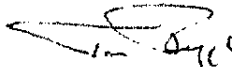
**RE: ARTICLES OF INCORPORATION OF  
FLOR TREBOR ENTERPRISES, INC.**

Dear Sir or Madam:

I am enclosing, in duplicate, an original set of Articles of Incorporation of **FLOR TREBOR ENTERPRISES, INC.**, as well as a check in the amount of **\$70.00** for the filing fee. After filing, please return a stamped copy of the Articles to my office.

Thank you for your assistance in this matter. In the event of any questions, please call.

Very truly yours,



THOMAS W. RUGGLES

TWR/ksf

Enclosures

RECEIVED  
06 APR 10 PM 3:27  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**  
**OF**  
**FLOR TREBOR ENTERPRISES, INC.**

The undersigned incorporator to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the laws of the State of Florida.

**ARTICLE I**  
**Name of Corporation**

The name of the corporation shall be:

**FLOR TREBOR ENTERPRISES, INC.**

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TALLAHASSEE, FLORIDA

**ARTICLE II**  
**Nature of Business**

The general nature of the business to be transacted by this corporation is to provide consulting and management services to shopping center owners and operators and to perform any other activities or business permitted under the laws of the United States and the State of Florida.

**ARTICLE III**  
**Principal Place of Business**

The initial street address in this state of the principal office of this corporation is: 4017 Church Creek Point, Largo, FL 33774. The corporation may from time to time move the principal office to any other address in Florida, and may establish branch offices at such other places

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within or without the State of Florida as may be determined and deemed expedient.

**ARTICLE IV**  
**Capital Stock**

The maximum number of shares the corporation is authorized to have outstanding at any one time is: 10,000 shares of One Dollar (\$1.00) par value all of which shall have the same rights and privileges.

**ARTICLE V**  
**Term of Existence**

This corporation is to exist perpetually.

**ARTICLE VI**  
**Directors**

This corporation shall have two (2) directors initially. The number of directors may be either increased or diminished from time to time by the bylaws but shall never be less than one.

The names and addresses of the initial directors of this corporation are:

Johanna E. Snibbe  
521 Fifth Ave., Suite 1725  
New York, NY 10175

Robert M. Snibbe, III  
4017 Church Creek Point  
Largo, FL 33774

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**ARTICLE VII**  
**Incorporator**

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

Robert M. Snibbe, III  
4017 Church Creek Point  
Largo, FL 33774

**ARTICLE VIII**  
**Designation of Registered Agent**

The initial designation of the Registered Office of this corporation shall be:


4017 Church Creek Point  
Largo, FL 33774

and the Registered Agent shall be Robert M. Snibbe, III, to accept service of process within this State until changed according to law.

**ARTICLE IX**  
**Pre-Emptive Rights**

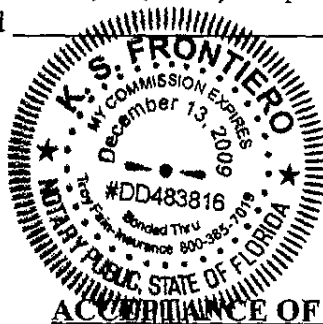
The shareholders of this Corporation shall be entitled to purchase, ratable according to their respective holdings, any shares of the Corporation hereinafter issued or any securities exchangeable are convertible into such shares or any warrants or other instruments evidencing rights or options to subscribe for, purchase or otherwise acquire such shares, *but in either case only at such prices and during such period or periods and upon such terms and conditions as may be determined from time to time by the Board of Directors.*

IN WITNESS WHEREOF, the incorporator above named, has hereunto set his hand  
and seal this 6<sup>th</sup> day of April, 2006.

  
ROBERT M. SNIBBE, III

STATE OF FLORIDA }  
COUNTY OF PINELLAS }

The foregoing document was acknowledged before me on the 6<sup>th</sup> day of April, 2006, by **Robert M. Snibbe, III**, who: ☒ is personally known to me, or ☐ is not personally known to me, who produced \_\_\_\_\_ as identification.



NOTARY PUBLIC



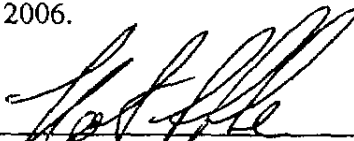
State of Florida at Large

Commission Number & Expiration Date: \_\_\_\_\_

**ACCEPTANCE OF REGISTERED AGENT**

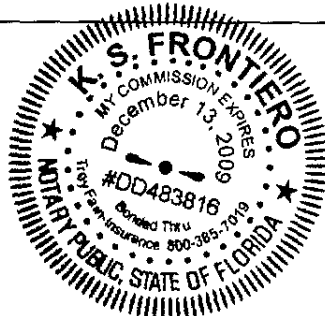
**ROBERT M. SNIBBE, III**, does hereby accept the designation of Registered Agent and states that he is familiar with, and accepts, the obligations provided for in 607.0505, Florida Statutes.

DATED this 6<sup>th</sup> day of April, 2006.

  
ROBERT M. SNIBBE, III

STATE OF FLORIDA }  
COUNTY OF PINELLAS }

The foregoing document was acknowledged before me on the 6<sup>th</sup> day of April, 2006, by **Robert M. Snibbe, III**, who: ☒ is personally known to me, or ☐ is not personally known to me, who produced \_\_\_\_\_ as identification.



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Commission Number & Expiration Date: \_\_\_\_\_