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LAW OFFICES
GREEN, KAHN, PIOTRKOWSKI & MILLER
A PROFESSIONAL ASSOCIATION
627 SEVENTY-FIRST STREET
MIAMI BEACH, FLORIDA 33141
PLEASE REPLY TO: P. O. BOX 4197

KAREN B. COHEN
MARVIN M. GREEN
BRUCE H. HORNSTEIN
DONALD J. KAHN
ROBERT B. MILLER
JOEL S. PIOTRKOWSKI
N. FRASER SCHUH, III
JESSICA S. SERELL

FILED
1995 FEB -7
SECRET
TALLAHASSEE
AREA CODE 305
MIAMI 865-4311
BROWARD 523-5826
TELEFAX 861-8813

February 3, 1995

✓

Secretary of State
Division of Corporations
409 E. Gaines Street
Tallahassee, Fl. 32399

500001898465
-02/07/95--01075--019
*****70.00 *****70.00

Re: Inverrama Shopping Plaza, Inc.
Articles of Incorporation

Gentlemen:

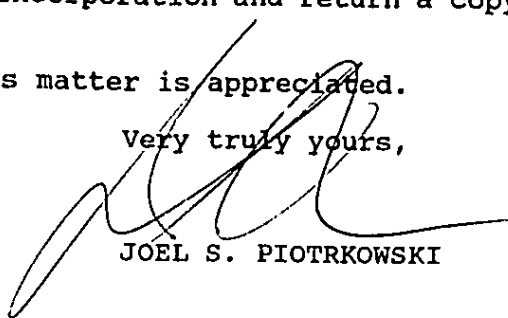
Enclosed herewith please find original and one copy of the Articles of Incorporation for the above, together with our check in the amount of \$70.00, representing the following:

Filing Fee	\$35.00
Resident Agent Fee	<u>35.00</u>
	\$70.00

Please file the Articles of Incorporation and return a copy to the undersigned marked "filed".

Your prompt attention to this matter is appreciated.

Very truly yours,


JOEL S. PIOTRKOWSKI

JSP:ss
Enclosures

F. CHESSER FEB 10 1995

ARTICLES OF INCORPORATION

OF

INVERRAMA SHOPPING PLAZA, INC.

The undersigned, of legal age, hereby form(s) this corporation under the laws of the State of Florida.

FILED
1995 FEB -7 PM 7:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I.

NAME

The name of this corporation shall be: INVERRAMA SHOPPING
PLAZA, INC.

ARTICLE II.

GENERAL NATURE OF BUSINESS

The general nature of the business and the objects and purposes proposed to be transacted and carried on are to do any and all of the things mentioned, as fully and to the same extent as natural persons might or could do, including, but not limited to:

1. Any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE III.

CAPITAL STOCK

The corporation is authorized to have Five Hundred (500) Shares of stock outstanding with a par value of One Dollar (\$1.00) each.

All of said stock shall be payable in cash, property (real or personal), labor or services in lieu of cash, at a just valuation to be fixed by the Board of Directors of this Corporation.

ARTICLE IV.

CORPORATE EXISTENCE

This corporation shall exist perpetually, unless sooner dissolved according to law.

ARTICLE V.

PRINCIPAL PLACE OF BUSINESS

The principal place of business of this corporation shall be:
3135 Royal Palm Avenue, Miami Beach, Fl. 33140
, with the privilege of having branch
offices at other places within or without the State of Florida.

ARTICLE VI.

REGISTERED AGENT

The name and street address of the Registered Agent of the corporation is:

NAME

ADDRESS

JOEL S. PIOTRKOWSKI

627 - 71st STREET
MIAMI BEACH, FLORIDA 33141.

ARTICLE VII.

NUMBER OF DIRECTORS

The number of directors of this corporation shall be not less than one (1) or more than the number specified in the By-laws of the Corporation.

ARTICLE VIII.

DIRECTORS

The names and street addresses of the first Board of Directors who, subject to the provisions of these Articles of Incorporation and By-laws of the Corporation, shall hold office for the first year of the existence of the Corporation or until their successors are elected or appointed and have qualified are:

NAME

ADDRESS

EDWARD M. STAUBER

3135 Royal Palm Avenue
Miami Beach, Fl. 33140

HARRY FISHBEIN

P.O. Box 3486
Miami Beach, Fl. 33140

ARTICLE IX.

INCORPORATOR(S)

The names and street addresses of the Incorporator(s) to these Articles of Incorporation is(are):

NAME

ADDRESS

EDWARD M. STAUBER

3135 Royal Palm Avenue
Miami Beach, Fl. 33140

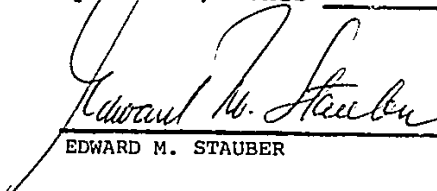
ARTICLE X.

OTHER PROVISIONS

The Directors of this Corporation shall have the power to make or amend the By-laws and to fix any amount to be reserved for working capital.

The private property of the stockholders shall not be subject to the payment of the corporate debts in any extent whatever. The corporation shall have a first lien on the shares of its members and upon the dividends due them for any indebtedness of such members of the Corporation.

IN WITNESS WHEREOF, the undersigned Incorporator(s) has(have) executed these Articles of Incorporation, this 3rd day of February, 19 95.

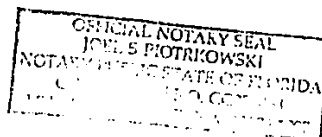

EDWARD M. STAUBER (SEAL)

COUNTY OF DADE

EDWARD M. STAUBER

IN WITNESS I have hereunto affixed my hand and official seal
at Miami Beach, Florida this 3rd day of February, 1995 .

My Commission Expires:



FILED
1995 FEB -7 AM 7:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

First, that Inverrama Shopping Plaza, Inc.

Having been named to accept service of process for the above stated Corporation, at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provision of said Act to keeping open said office.

By: Resident Agent