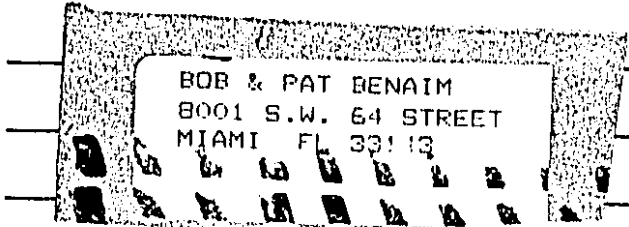


P95000029293



OFFICE USE ONLY

500001447618
-04/03/95-01019-01
****78.75 ****78.75

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

- 1. 1401 Business Properties, Inc.
(Corporation Name) (Document #)
- 2. _____
(Corporation Name) (Document #)
- 3. _____
(Corporation Name) (Document #)
- 4. _____
(Corporation Name) (Document #)

- Walk in Pick up time _____ Certified Copy
- Mail out Will wait Photocopy Certificate of Status

NEW FILINGS	
<input checked="" type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

FILED
95 APR 13 AM 9:30
TALLAHASSEE, FLORIDA
STATE

509

Dmc 4/6/95
Examiner's Initials



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

April 6, 1995

BOB & PAT BENAIM
8001 S.W. 64 STREET
MIAMI, FL 33143

SUBJECT: 1 01 BUSINESS PROPERTIES, INC.
Ref. Number: W9500007468

We have received your document for 1401 BUSINESS PROPERTIES, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The corporate name must be identical throughout the document.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6923.

Doris McDuffie
Corporate Specialist Supervisor

Letter Number: 195A00015763

ARTICLES OF INCORPORATION
OF
1401 BUSINESS PROPERTIES, INC.

FILED
95 APR 13 AM 9:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

THE UNDERSIGNED SUBSCRIBER TO THESE ARTICLES OF INCORPORATION, A NATURAL PERSON COMPETENT TO CONTACT, HEREBY ASSOCIATES TO FORM A CORPORATION UNDER THE LAWS OF FLORIDA.

ARTICLE I: NAME

THE NAME OF THE CORPORATION IS 1401 BUSINESS PROPERTIES, INC.

ARTICLE II: TERM OF EXISTENCE

THE CORPORATION IS TO EXIST PERPETUALLY.

ARTICLE III: PURPOSE

THE PURPOSE FOR WHICH THE CORPORATION IS FORMED IS TO CONDUCT ANY LAWFUL BUSINESS, AND SAID CORPORATION SHALL POSSESS AND HAVE ALL THE POWERS NOW AND HEREAFTER CONFERRED BY THE LAWS OF THE STATE OF FLORIDA UPON CORPORATIONS ORGANIZED THEREAFTER.

INITIALLY, THIS CORPORATION'S PLAN IS TO ACQUIRE PROPERTY FOR THE PURPOSE OF RENTING TO OTHERS.

ARTICLE IV: CAPITAL STOCK

THE AMOUNT OF CAPITAL STOCK AUTHORIZED IS FIVE THOUSAND (5000) SHARES, HAVING A PAR VALUE OF ONE (\$1.00) DOLLAR PER SHARE, AND SHALL BE PAID FOR IN LAWFUL MONEY OF THE UNITED STATES OF AMERICA, OR IN PROPERTY, LABOR OR SERVICE.

ARTICLE V: ADDRESS

THE INITIAL STREET ADDRESS OF THE PRINCIPAL OFFICE OF THE CORPORATION IN THE STATE OF FLORIDA IS 8001 S.W. 64 STPEFT, MIAMI, FLORIDA 33143-2616. THE MAILING ADDRESS IS P.O. BOX 430118 MIAMI, FLORIDA 33243-0118. THE BOARD OF DIRECTORS MAY FROM TIME TO TIME MOVE THE PRINCIPAL ADDRESS OR THE MAILING ADDRESS TO ANY ADDRESS IN FLORIDA.

ARTICLE VI: DIRECTORS

THIS CORPORATION SHALL HAVE THREFF DIRECTORS INITIALLY. THE NUMBER OF DIRECTORS MAY BE INCREASED OR DECREASED FROM TIME TO TIME BY BY-LAWS ADOPTED BY THE STOCKHOLDERS, BUT SHALL NEVER BE LESS THAN ONE.

ARTICLE VII: INITIAL DIRECTORS AND OFFICERS

THE NAMES AND STREET ADDRESSES OF THE MEMBERS OF THE FIRST BOARD OF DIRECTORS AND OFFICERS:

PRESIDENT/DIRECTOR

ROBERT I. BENAIM 8001 S.W. 64 STREET MIAMI, FL 33143

VICE PRESIDENT/DIRECTOR

BERNARD D. BENAIM 8001 S.W. 64 STREET MIAMI, FL 33143

SECRETARY/TREASURER/DIRECTOR

PATRICIA A. BENAIM 8001 S.W. 64 STREET MIAMI, FL 33143

ARTICLE VIII: SUBSCRIBERS

THE NAME AND STREET ADDRESS OF EACH SUBSCRIBER OF THESE ARTICLES OF INCORPORATION ARE:

ROBERT I. BENAIM 8001 S.W. 64 STREET MIAMI, FL 33143

ARTICLE IX: REGISTERED AGENT


THE REGISTERED AGENT'S ADDRESS IS:

ROBERT I. BENAIM 8001 S.W. 64 STREET MIAMI, FL 33143

ARTICLE X: AMENDMENT

THESE ARTICLES OF INCORPORATION MAY BE AMENDED IN THE MANNER PROVIDED BY LAW. EVERY AMENDMENT SHALL BE APPROVED BY THE BOARD OF DIRECTORS, PROPOSED BY THEM TO THE STOCKHOLDERS, AND APPROVED AT A STOCKHOLDERS MEETING BY A MAJORITY OF THE STOCKHOLDERS ENTITLED TO VOTE THEREON, UNLESS ALL OF THE DIRECTORS AND ALL OF THE STOCKHOLDERS SIGN A WRITTEN STATEMENT MANIFESTING THEIR INTENTION THAT A CERTAIN AMENDMENT OF THE ARTICLES OF INCORPORATION BE MADE.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND SEALS THIS TENTH DAY OF MARCH, 1995.

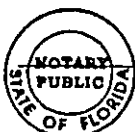

ROBERT I. BENAIM, PRESIDENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME, THE UNDERSIGNED AUTHORITY, DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARS ROBERT I. BENAIM, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING ARTICLES OF INCORPORATION, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED.


IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY OF DADE, STATE OF FLORIDA, THIS TENTH DAY OF MARCH, 1995.

MY COMMISSION EXPIRES:



SILVESTRE CRUZ
My Comm Exp. 8/1/98
Bonded By Service Law
No. 4000059

(If Personally Known) [Initials]


NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

IN COMPLIANCE WITH SECTION 607.325, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED FIRST THAT 1401 BUSINESS PROPERTIES, INC. WITH ITS PLACE OF BUSINESS AT 8001 S.W. 64 STREET, MIAMI, FLORIDA 33143 HAS NAMED ROBERT I. BENAIM STREET ADDRESS OF 8001 S.W. 64 STREET MIAMI, FL 33143, COUNTY OF DADE, STATE OF FLORIDA, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

FILED
APR 13 11 09:29
TALLAHASSEE, FLORIDA

SIGNATURE *Robert Benaim*
(CORPORATE OFFICER)
TITLE *President*
DATE *March 10, 1995*

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THIS OBLIGATIONS OF SECTION 607.325 FLORIDA STATUTES.

SIGNATURE *Robert Benaim*
(REGISTERED AGENT)
DATE *MARCH 10, 1995*

BUREAU OF CORPORATE RECORDS
P.O. BOX 6327
TALLAHASSEE, FL 32314