

LAW OFFICES  
JAMES M. SCHIFF, P.A.  
9130 SOUTH DADELAND BOULEVARD  
MIAMI, FLORIDA 33156

TWO DATRAN CENTER  
SUITE 1609

April 14, 1995

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Via Federal Express

Secretary of State  
Division of Corporation  
409 E. Gaines Street  
Tallahassee, Florida 32301

P95000029730

FILED  
APR 17 1995  
SECRETARY OF STATE

ATTENTION: CHARTER DEPARTMENT

Re: Articles of Incorporation for  
STATION PLAZA, INC.  
Our File No. 95-139

00000011453110  
04/18/95--01034--001  
\*\*\*122.50 \*\*\*122.50

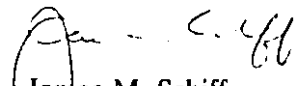
Dear Sir:

You will find enclosed herewith an original and one copy of the Articles of Incorporation of STATION PLAZA, INC. Also, enclosed is our check in the amount of \$122.50.

Please return a certified copy of the Articles to our office as soon as possible in the enclosed, self-addressed stamped envelope we have provided.

Should you have any questions or if you are unable to process these Articles of Incorporation, please contact this office immediately. Thank you for your cooperation.

Very truly yours,

  
James M. Schiff

JMS:mdr

Enclosures

ARTICLES OF INCORPORATION  
OF  
STATION PLAZA, INC.

FILED  
95 APR 17 AM 10:41  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

I, the undersigned, being of legal age and a natural person, do hereby subscribe to, acknowledge and file the following Articles of Incorporation for the purpose of creating a corporation under the laws of the State of Florida.

ARTICLE I

The name and initial address of this corporation shall be:

STATION PLAZA, INC.  
1550 South Dixie Highway  
Suite 210  
Coral Gables, FL 33146

ARTICLE II

This corporation may engage in any activity or business permitted under the laws of the State of Florida.

ARTICLE III

The capital stock authorized, the par value thereof, and the characteristics of such stock shall be as follows:

<u>Number of Shares</u> <u>Authorized</u>	<u>Par Value</u> <u>Per Share</u>	<u>Class of</u> <u>Stock</u>
1,000	No Par Value	Common

All of the 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.

Upon the sale for cash of any new stock of the same kind, class or series as that which he already holds, every stockholder of this corporation shall have the pre-emptive right to purchase his pro-rata share thereof at the price at which it is offered to others, whether or not in excess of par. Fractional shares need not be issued on account of this provision.

#### ARTICLE IV

This corporation shall commence its existence immediately upon the filing of these Articles of Incorporation and shall exist perpetually thereafter unless sooner dissolved according to law.

#### ARTICLE V

The initial registered office of this corporation shall be at 9130 South Dadeland Boulevard, Suite 1609, Miami, Florida 33156, with the privilege of having its offices and branch offices at other places within or without the State of Florida. The initial registered agent at that address shall be James M. Schiff.

#### ARTICLE VI

This corporation shall have at least one (1) director, with the exact number to be specified by the stockholders from time to time unless the stockholders shall, by a majority vote thereafter, determine that the corporation be managed by the stockholders.

#### ARTICLE VII

The names and address of the first Director(s) of the corporation, who shall hold office for the first year or until their successors are duly elected and qualified shall be:

<u>NAME</u>	<u>ADDRESS</u>
Michael Leff	1550 South Dixie Highway Suite 210 Coral Gables, FL 33146
Simon Lowy	1550 South Dixie Highway Suite 210 Coral Gables, FL 33146

#### ARTICLE VIII

The name and addresses of the initial officers of the corporation who shall hold office for the first year of the corporation, or until their successors are elected or appointed are:

Michael Leff  
(President/Vice-President)

1550 South Dixie Highway  
Suite 210  
Coral Gables FL 33146

Simon Lowy  
(Secretary/Treasurer)

1550 South Dixie Highway  
Suite 210  
Coral Gables, FL 33146

#### ARTICLE IX

It is the intent of the Incorporator that the corporation will qualify under Section 1244 of the Internal Revenue Code.

#### ARTICLE X

The name and address of the incorporator is JAMES M. SCHIFF, of 9130 South Dadeland Boulevard, Suite 1609, Two Datan Center, Miami, Florida 33156.

#### ARTICLE XI

No contract or other transaction between this corporation and any other corporation, and no act of this corporation, shall in any way be affected or invalidated by the fact that any of the directors of this corporation are pecuniarily or otherwise interested in, or are directors or officers of, such other corporation. Any director individually, or any firm of which any director may be a member, may be a party to, or may be pecuniarily or otherwise interested in any contract or transaction of this corporation, provided that the fact that he or such firm is so interested shall be disclosed or shall have been known to the Board of Directors or a majority thereof, and any director of this corporation who is also a director or any officer of such other corporation, or who is so interested may be counted in determining the existence of a quorum at any meeting of the Board of Directors of this corporation which shall authorize any such contract or transaction with like force and effect as if he were not such a director or officer of such other corporation, or not so interested.

#### ARTICLE XII

The private property of the stockholders shall not be subject to payment of the corporate debts in any extent.

## ARTICLE XIII

This corporation shall indemnify and insure its officers and directors to the fullest extent permitted by law either now or hereafter.

IN WITNESS WHEREOF, the undersigned, being the incorporator hereinbefore named, for the purpose of forming a corporation to do business both within and without the State of Florida, under the laws of Florida, makes and files these Articles of Incorporation, hereby declaring and certifying that the facts herein stated are true, and hereunto set my hand and seal this 17 day of April, 1995.

**JAMES M. SCHIFF**

( Seal )

STATE OF FLORIDA )  
 ) ss:  
COUNTY OF DADE )

The foregoing instrument was acknowledged to before me this 14th day of April, 1995, by JAMES M. SCHIFF, who is personally known to me to who has produced \_\_\_\_\_ as identification and who did take an oath.

Notary Public, State of Florida,  
at Large

My Commission Expires:

MILAGROS D. RODRIGUEZ  
(Printed Notary Name)  
Commission No. 191 158893

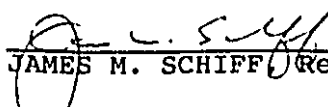
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. NOV. 7, 1995  
BONDED THROUGH GENERAL INDE. UNDA.

**CERTIFICATE DESIGNATING PLACE OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THE STATE, NAMING AGENT  
UPON WHOM PROCESS MAY BE SERVED**

In compliance with the laws of Florida, the following is submitted.

First -- That STATION PLAZA, INC., under the laws of the State of Florida, has named JAMES M. SCHIFF, 9130 South Dadeland Boulevard, Suite 1609, Miami, Florida 33156 as its statutory registered agent.

Having named statutory agent of the above corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

  
JAMES M. SCHIFF, Registered Agent

Dated this 14<sup>th</sup> day of April, 1995.

FILED  
APR 17 11:10:42  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA