

P95000032528

Sheldon Bruce Palley
Attorney at Law

Law Building
1007 North West 7th Street
Miami, Florida 33125

Real Property Law

Telephone 622-0522
Area Code 305
Telex 5417847

April 19, 1995

Florida Department of State
Secretary of State
State of Florida
The Capitol
P. O. Box 6327
Tallahassee, Florida 32314

700001463057
-04/24/95--01041--017
++++122.50 ++++122.50

Attention: Division of Corporations

Dear Sir/Madam:

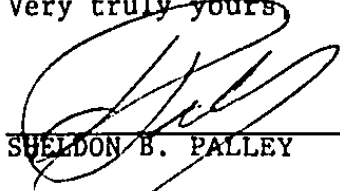
RE: 51ST STREET PROPERTIES, INC.

Enclosed please find the original and one copy of the Articles of Incorporation on the above corporation, together with my check in the amount of \$122.50 for filing fees.

I would appreciate it if you would file this Articles of Incorporation and return a certified copy to me in the enclosed stamped-addressed envelope.

Thank you for your co-operation in this matter.

Very truly yours


SHELDON B. PALLEY

SBP/ab

Enclosure

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 APR 24 AM 10:20

KAN 4-26

ARTICLES OF INCORPORATION

OF

51ST STREET PROPERTIES , INC.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

95 APR 24 AM 10:20

ARTICLE I NAME

The name of this Corporation is: 51st Street Properties,
INC.

ARTICLE II DURATION

This Corporation shall have perpetual existence.

ARTICLE III PURPOSE

This Corporation may engage in any activity or business
permitted under the law of the United States of America and the
State of Florida.

ARTICLE IV CAPITAL STOCK

This Corporation is authorized to issue 100 shares
of one dollar par value common stock.

ARTICLE V PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock
of this Corporation of the same kind, class, or series as that which
he already holds, shall have the right to purchase his prorata share
thereof, (as nearly as may be done without issuance of fractional
shares) at the price at which it is offered to others.

ARTICLE VI INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of
this Corporation is: 1497 N. W. 7th Street, Miami, Florida 33125
and the name and resident agent of this corporation is:

SHELDON B. PALLEY
1497 N. W. 7th Street
Miami, Florida 33125

ARTICLE VII PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office and mailing address of this Corporation is: 1497 N. W. 7th Street, Miami, Florida 33125.

ARTICLE VIII INITIAL BOARD OF DIRECTORS

This Corporation shall have two directors initially. The number of directors may be either increased or diminished from time by the By-Laws. The names and addresses of the initial directors of this Corporation are:

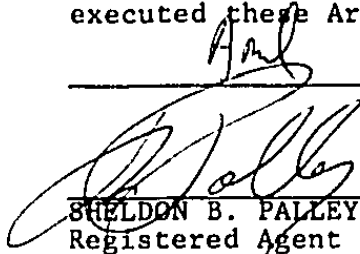
SHELDON B. PALLEY	1497 N. W. 7th Street Miami, Florida 33125	President
GLENN J. MUNACH	1497 N. W. 7th Street Miami, Florida 33125	Secretary/ Treasurer

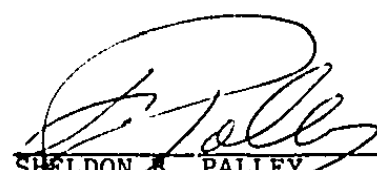
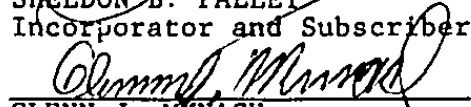
ARTICLE IX INCORPORATOR

The names and addresses of the Incorporators signing the Articles as Incorporators and Subscribers are:

SHELDON B. PALLEY	1497 N. W. 7th Street Miami, Florida	50 shares
GLENN J. MUNACH	1497 N. W. 7th Street Miami, Florida 33125	50 shares

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation on this 19 day of April, 1995.


SHELDON B. PALLEY
Registered Agent

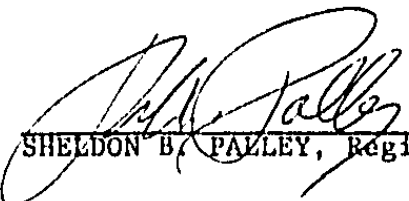

SHELDON B. PALLEY
Incorporator and Subscriber

GLENN J. MUNACH
Incorporator and Subscriber

SIMULTANEOUS ACCEPTANCE OF APPOINTMENT AS REGISTERED
AGENT OF 51ST STREET PROPERTIES, INC.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

95 APR 24 AM 10:20

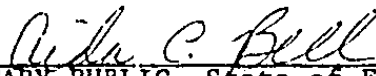
The undersigned, SHELDON B. PALLEY, pursuant to Florida Statutes Section 607.034(3) hereby accepts the appointment as registered agent of 51ST STREET PROPERTIES, INC. and states that he is familiar with and accepts the obligations provided for in Florida Statutes Section 607.325.


SHELDON B. PALLEY, Registered Agent

STATE OF FLORIDA)
 SS.:
COUNTY OF DADE)

BEFORE ME, a Notary Public authorized to take acknowledgements in the state and county set forth above, personally appeared SHELDON B. PALLEY, who is personally known to me and known to me and known to me to be the person who executed the foregoing Simultaneous Acceptance of Appointment as Registered Agent of 51ST STREET PROPERTIES, INC.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal in the State and County aforesaid on this 19 day of April, 1995.


NOTARY PUBLIC, State of Florida
at Large

My Commission Expires:

