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 NAME: 170 NE 40 STRRET, INC.  
 FAX AUDIT NUMBER: H95000005397 CURRENT STATUS: REQUESTED  
 DATE REQUESTED: 05/12/1995 TIME REQUESTED: 15:37:37  
 CERTIFIED COPIES: 1 CERTIFICATE OF STATUS: 0  
 NUMBER OF PAGES: 4 METHOD OF DELIVERY: FAX  
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FLORENDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

May 15, 1995

EMPIRE CORPORATE KIT COMPANY

MIAMI, FL

SUBJECT: 170 N.E. 40TH STREET, INC.  
REF: W95000010225

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF  
170 NE 40 STREET, INC.

EFFECTIVE DATE  
MAY 5 1995

The undersigned incorporator, for the purposes of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation:

- FIRST: The name of the Corporation is 170 NE 40 STREET, INC. (the "Corporation").
- SECOND: The principal office address and mailing address of the Corporation is 170 N.E. 40th Street, Miami, Florida 33137.
- THIRD: The Corporation is authorized to issue 7,500 shares of common stock, par value \$1.00 per share.
- FOURTH: The street address of the initial registered office of the Corporation is 100 S.E. Second Street, Suite 3910, Miami, Florida 33131 and the registered agent at that address is Norman S. Weider, Esq.
- FIFTH: The name and address of the incorporator of the Corporation is: Norman S. Weider, Esq., 100 S.E. Second Street, Suite 3910, Miami, Florida 33131.
- SIXTH: The Corporation expressly elects not to be governed by Section 607.0901 of the Florida Business Corporation Act, as amended from time to time, relating to affiliated transactions.
- SEVENTH: The Corporation expressly elects not to be governed by Section 607.0902 of the Florida Business Corporation Act, as amended from time to time, relating to control share acquisitions.
- EIGHTH: The corporate existence of the Corporation shall commence on May 12, 1995.

NAME OF PREPARER:  
NORMAN S. WEIDER, Esq.  
100 S.E. SECOND STREET  
SUITE 3910  
MIAMI, FLORIDA 33131  
FLORIDA BAR NO. 150388  
(305) 371-6338

SPRINGFIELD  
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IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 12th day of May, 1995.

  
\_\_\_\_\_  
NORMAN J. WEIBEL, Incorporator

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