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CT CORPORATION SYSTEM

Requestor's Name

660 East Jefferson Street

Address

Tallahassee, FL 32301 222-1092

City

State

Zip

Phone

500001743375

-03/14/96--01083--007

*****70.00 *****70.00

CORPORATION(S) NAME

Allied / Broadway Properties, Inc.

☒ Profit Arts of Inc.

☐ NonProfit

☐ Amendment

☐ Merger

☐ Foreign

☐ Dissolution/Withdrawal

☐ Mark

☐ Limited Partnership

☐ Annual Report

☐ Other

☐ Reinstatement

☐ Reservation

☐ Change of R.A.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

3-15-96

CR2E031 (1-89)

STATE OF FLORIDA
ARTICLES OF INCORPORATION

OF

ALLIED/BROADWAY PROPERTIES, INC.

FIRST: THE CORPORATE NAME THAT SATISFIES THE REQUIREMENTS OF
SECTION 607.0401 IS: ALLIED/BROADWAY PROPERTIES, INC.

SECOND: THE ADDRESS OF THE PRINCIPAL OFFICE, AND THE MAILING
ADDRESS OF THE CORPORATION IS: C/O URDANG & ASSOCIATES REAL ESTATE
ADVISORS, INC., 630 WEST GERMANTOWN PIKE, SUITE 321, PLYMOUTH
MEETING, PA 19462.

THIRD: THE NUMBER OF SHARES THE CORPORATION IS AUTHORIZED TO
ISSUE IS: ONE THOUSAND (1,000) SHARES OF COMMON STOCK HAVING A PAR
VALUE OF ONE DOLLAR (\$1.00) PER SHARE.

FOURTH: PROVISIONS FOR THE REGULATION OF THE INTERNAL AFFAIRS
OF THE CORPORATION ARE:

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

FIFTH: THE STREET ADDRESS OF THE INITIAL REGISTERED OFFICE
OF THE REGISTERED OFFICE OF THE CORPORATION IS c/o C T CORPORATION
SYSTEM, 1200 SOUTH PINE ISLAND ROAD, CITY OF PLANTATION, FLORIDA
33324, AND THE NAME OF ITS INITIAL REGISTERED AGENT AT SUCH ADDRESS
IS C T CORPORATION SYSTEM.

SIXTH: THE NUMBER OF DIRECTORS CONSTITUTING THE INITIAL
BOARD OF DIRECTORS OF THE CORPORATION IS ONE (1) AND THE NAME AND
ADDRESS OF THE PERSON WHO IS TO SERVE AS DIRECTOR UNTIL THE FIRST
ANNUAL MEETING OF SHAREHOLDERS OR UNTIL HIS SUCCESSORS ARE ELECTED
AND SHALL QUALIFY IS:

E. SCOTT URDANG C/O URDANG & ASSOCIATES REAL ESTATE
ADVISORS, INC.
630 WEST GERMANTOWN PIKE, SUITE 321
PLYMOUTH MEETING, PA 19462

SEVENTH: THE NAME AND ADDRESS OF EACH INCORPORATOR IS:

MARGARET E. ROUTZAHN 1635 MARKET STREET
PHILADELPHIA, PA 19103

CHARLENE G. DESOUZA 1635 MARKET STREET
PHILADELPHIA, PA 19103

THE UNDERSIGNED HAVE EXECUTED THESE ARTICLES OF INCORPORATION
THIS 13TH DAY OF MARCH, 1996.

Margaret E. Routzahn
MARGARET E. ROUTZAHN, INCORPORATOR
Charlene G. Desouza
CHARLENE G. DESOUZA, INCORPORATOR

ACCEPTANCE BY THE REGISTERED AGENT AS REQUIRED IN SECTION
607.0501 (3) F.S.: C T CORPORATION SYSTEM IS FAMILIAR WITH ACCEPTS
THE OBLIGATIONS PROVIDED FOR IN SECTION 607.0505.

C T CORPORATION SYSTEM

DATED: MARCH 13, 1996

Ann J. Williams
ANN J. WILLIAMS
SPECIAL ASST. SECRETARY

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

EXHIBIT "A"

FOURTH: Provisions for the regulation of the internal affairs of the corporation are:

1. The nature of the business or purpose to be conducted or promoted is:

The Corporation is organized for the exclusive purpose of holding title to property, collecting income therefrom and turning over, at least annually, the entire amount thereof, less expenses, to the sole shareholder of the Corporation, the Allied Signal Inc. Mas. Pension Trust, the Northern Trust Company, Trustee (the "Pension Trust"), an organization which is exempt from Federal income tax under Section 501(a) of the Internal Revenue Code of 1986, as amended, and to engage in such other lawful act or activity for which corporations may be organized under the General Corporation Law of the State of Florida, which is consistent with the foregoing purpose.

2. The stock of the Corporation shall be sold only to an organization which itself is exempt from tax under Section 501 of the Internal Revenue Code of 1986, as amended.
3. In furtherance and not in limitation of the powers conferred by statute, the Board of Directors of the Corporation is expressly authorized:
 - (a) To make, alter, amend or repeal the By-Laws, except as otherwise expressly provided in any By-Law made by the holders of the capital stock of the Corporation entitled to vote thereon. Any By-Law may be altered, amended or repealed by the holders of the capital stock of the Corporation entitled to vote thereon at any annual meeting or at any special meeting called for that purpose.
 - (b) To authorize and cause to be executed mortgages and liens upon real and personal property of the Corporation.
 - (c) To determine to the extent permissible under Section 501(c)(2) of the Internal Revenue Code, the use and disposition of any surplus and net profits of the Corporation.

- (d) To designate, by resolution passed by a majority of the whole Board of Directors, one or more committees, each committee to consist of one or more directors of the Corporation, which, to the extent provided in the resolution designating the committee or in the By-Laws of the Corporation, shall, subject to the limitations prescribed by law, have and may exercise all the powers and authority of the Board of Directors in the management of the business and affairs of the Corporation and may authorize the seal to be affixed to all papers which may require it. Such committee or committees shall have such name or names as may be provided in the By-Laws of the Corporation or as may be determined from time to time by resolution adopted by the Board of Directors.
 - (e) To exercise, in addition to the powers and authorities hereinbefore or by law conferred upon it, any such powers and authorities and do all such acts and things as may be exercised or done by the Corporation, subject, nevertheless, to the provisions of the laws of the State of Florida, the Articles of Incorporation and the By-Laws of the Corporation.
- 4. Directors need not be residents of this state or stockholders unless the By-Laws of the Corporation so require.
 - 5. Elections of directors need not be by written ballot unless the By-Laws of the Corporation shall so provide.
 - 6. Members of the Board of Directors may participate in meetings of the Board of Directors by means of conference telephone or similar communications equipment as provided by law.
 - 7. Meetings of the stockholders may be held within or without the State of Florida, as the By-Laws may provide. The books of the Corporation may be kept (subject to any provision contained in the laws of the State of Florida) outside the State of Florida at such place or places as may be designated from time to time by the Board of Directors or in the By-Laws of the Corporation.
 - 8. The Corporation may be empowered to indemnify any officer or director, or any former officer or director in the manner set out and provided for in the By-Laws of the Corporation and pursuant to the provisions of Sections 607.0850 of the Florida Statutes, as amended.

9. In the event of dissolution of the Corporation by operation of law, resolution or otherwise, all property and assets of the Corporation shall be distributed to the stockholders of the Corporation. The current stockholder of the Corporation is the Pension Trust.
10. The Corporation reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation, in the manner now or hereafter prescribed by statute, and all rights conferred upon stockholders herein are granted subject to this reservation.