

**MARCUS & MARCUS, P.A.**

Michael J. Marcus

Douglas E. Pracher

Annette Pate

ATTORNEYS AT LAW  
87 NORTH KROME AVENUE  
HOMESTEAD, FLORIDA 33030-6077  
(305) 247-2116 FAX: (305) 247-0919

Joseph S. Marcus  
(1927 - 1983)

Richard L. Hersch  
of Counsel

March 11, 1996

Florida Secretary of State  
Division of Corporations  
George Firestone Building  
409 East Gaines Street  
Tallahassee, Florida 32399

900001740469  
-03/12/96--01113--007  
\*\*\*\*\*122.50 \*\*\*\*\*122.50

RE: Sebastian Properties - Homestead, Inc.

Gentlemen:

Enclosed for filing is an original, plus one copy, of the Articles of Incorporation for the above-named corporation, together with our check in the amount of \$122.50 to cover the filing fees. Please file these Articles and return a copy to this office in the Federal Express envelope which has been provided.

Since time is of the essence with the filing of this corporation, we would appreciate if it you would also provide our office with a facsimile copy of the Certificate immediately after filing. Our Facsimile Number is (305) 247-0919.

Should you have any questions or problems, please do not hesitate to contact the undersigned.

Sincerely,

MARCUS & MARCUS, P.A.

By: *Michael J. Marcus*  
Michael J. Marcus, Esq.

MJM/pap  
Enclosures

*Dmc*  
*3-18-96*

FILED  
96 MAR 12 AM 9:19  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**

**OF**

**SEBASTIAN PROPERTIES - HOMESTEAD, INC.**

**FILED**

96 MAR 12 AM 9:19

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**BY THESE ARTICLES OF INCORPORATION** the incorporator forms  
a corporation for profit under Florida law.

**ARTICLE I**

The name of the corporation shall be **SEBASTIAN PROPERTIES -  
HOMESTEAD, INC.**, hereinafter referred to as the Corporation. The  
principal and main mailing address is as follows:

**317 NORTH KROME AVENUE  
HOMESTEAD, FLORIDA 33030**

**ARTICLE II**

The duration of this corporation shall be that it exist  
perpetually.

**ARTICLE III**

The purpose of the Corporation is to transact any or all lawful  
business for which corporations may be incorporated under Chapter 607  
Florida Statutes; including but not limited to the following:

A) To purchase, improve, develop, lease, exchange, sell, dispose  
of, and otherwise deal in and turn to account, real estate; to  
purchase, lease, build, construct, erect, occupy and manage buildings  
of every kind and character whatsoever; to finance the purchase,

improvement, development and construction of land and buildings belonging to, or to be acquired by, this company, or any other person, firm, or corporation.

B) To acquire in any manner, enjoy, utilize, hold, sell, assign, lease or dispose of, letters patent of the United States or any Foreign Country, patents, patent rights, licenses and privileges, inventions, improvements and processes, copyrights, trademarks and trade names or pending applications therefore, relating to or useful in connection with any business of the Corporation or any other business association in which the Corporation may have an interest as stockholder or otherwise.

C) To manufacture, purchase or otherwise acquire, and to own, sell, assign and transfer or otherwise dispose of, and to invent, trade, deal in and with goods, wares, merchandise, and other personal property of every class and description whatsoever.

D) To act as financial, business or purchasing agent for domestic and foreign corporations, individuals, partnerships, associations or governmental units.

E) To have one or more offices, conduct its business and promote its objects within and without the State of Florida, in other states, the District of Columbia, the territories, possessions and dependencies of the United States and in foreign countries, without restrictions as to place or amount.

F) To borrow money and contract debts when necessary for the transaction of its business or for the exercise of its corporate rights, privileges and franchises, or for any other lawful purpose of

its incorporation; to issue Bonds, Promissory Notes, Bills of Exchange, Debentures, and other obligations and evidences of indebtedness payable at a specified time or payable upon the happening of a specified event, whether secured by mortgage or unsecured, for money borrowed or in payment for property purchased or acquired, or any other lawful objects.

G) To purchase, hold, sell and transfer shares of its own Capital stock, provided that it shall purchase its own shares of Capital Stock only from the surplus of its assets over its liabilities, including Capital Stock; and provided further that shares of its own Capital Stock so purchased and owned by it shall not be voted upon directly or indirectly, nor counted as outstanding for the purpose of any stockholders quorum or vote.

H) To hold, purchase and convey real and personal property and to mortgage or lease the same, regardless of said property's location.

I) To construct, reconstruct, alter and remove any building or buildings situated on any real estate owned in fee by the Corporation or by others, or held under lease of contract or otherwise by this Corporation or by any other person, association or corporation.

J) To acquire by purchase, subscription or otherwise, and to hold for investment, and to hold, own, sell, vote, and handle shares of stock in other corporations.

K) To do all and everything necessary and proper for the accomplishment of any of the purposes or the attainment of any of the objects of the furtherance of any of the powers enumerated in the Certificate of Incorporation or any amendment thereof, necessary or

incidental to the protection and benefit of the Corporation as principal, agent, director, trustee or otherwise, and in general either alone or in association with other corporations, firms or individuals, to carry on any business necessary or incidental to the accomplishment of the purposes, or the attainment of the objects of the Corporation, whether or not such business is similar in nature to the purposes and objects set forth in this Certificate of Incorporation or any Amendment thereof.

#### ARTICLE IV

This corporation is authorized to issue One Hundred (100) shares of common stock no par value.

#### ARTICLE V

The initial registered agent for this corporation is **MICHAEL J. MARCUS**, and the initial registered office is located at **317 NORTH KROME AVENUE, HOMESTEAD, FLORIDA 33030**.

#### ARTICLE VI

This corporation shall have One (1) director initially.

The number shall be fixed by the bylaws and may be changed from time to time.

#### ARTICLE VII

The name and street address of each member of the first board of directors is:

**MICHAEL J. MARCUS  
317 NORTH KROME AVENUE  
HOMESTEAD, FLORIDA 33030**

he shall hold office until the first annual meeting of stockholders.

**ARTICLE VIII**

The name and street address of the incorporator is:

**MICHAEL J. MARCUS  
317 NORTH KROME AVENUE  
HOMESTEAD, FLORIDA. 33030**

**ARTICLE IX**

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 the directors and all of the stockholders sign a written statement manifesting their intention that a certain amendment of these Articles of Incorporation be made.


DATED this 11<sup>th</sup> day of MARCH, 1996.

  
MICHAEL J. MARCUS

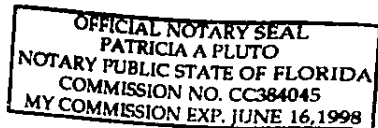
STATE OF FLORIDA     )  
                                  ss.  
COUNTY OF DADE     )

BEFORE ME this day, personally appeared, **MICHAEL J. MARCUS**, who executed the foregoing instrument, who is personally known to me, and who did (did not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 11<sup>th</sup>, day of March, 1996.

  
Notary Public

My Commission Expires:



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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**CONSENT OF REGISTERED AGENT**

HAVING BEEN NAMED as registered agent for this corporation at the registered office designated in the foregoing Articles of Incorporation, the undersigned accepts the designation.

  
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MICHAEL J. MARCUS