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FROM: EMPIRE CORPORATE KIT COMPANY

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CONTACT: RAY STORMONT

PHONE: (305)541-3694

FAX #: (305)541-3770

NAME: SOUTH FLORIDA INVESTORS, INC.

AUDIT NUMBER.....H96000013220

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

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9/23/96



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

September 20, 1996

EMPIRE CORPORATE KIT COMPANY

MIAMI, FL

*Real Estate.*

SUBJECT: SOUTH FLORIDA INVESTORS, INC.

REF: W96000019910

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Terri Buckley  
Corporate Specialist

FAX Aud. #: H96000013220  
Letter Number: 296A00043577

Audit Number 496000013220

**ARTICLES OF INCORPORATION  
OF**

*9/15/96*

**SOUTH FLORIDA COMMERCIAL REAL ESTATE INVESTORS, INC.**

The undersigned hereby adopt the following Articles of Incorporation for the purpose of forming a professional association under the Florida Business Corporation Act:

**I.  
NAME**

The name of this corporation is South Florida Commercial Real Estate Investors, Inc. (the "Corporation"). The principal place of business and mailing address of the Corporation is Suite 340, 15476 N.W. 77th Court, Miami Lakes, Florida 33016.

**B.  
EFFECTIVE DATE AND DURATION**

The effective date of this Corporation shall be September 15, 1996, and shall exist perpetually thereafter unless sooner dissolved according to law.

**III.  
PURPOSE**

This Corporation is authorized to engage in any business permitted to corporations organized under the Florida Business Corporation Act.

**IV.  
CAPITALIZATION**

The maximum number of shares which this Corporation is authorized to have outstanding at any time is 1,000 shares of common stock having a par value of \$1.00 per share.

Juan T. O'Neighon  
Fla. Bar No.: 305774  
Suite 1100  
2665 South Bayshore Drive  
Miami, Florida 33133

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**V.  
INITIAL REGISTERED OFFICE AND AGENT**

The initial registered office of this Corporation shall be Suite 1100, 2665 South Bayshore Drive, Miami, Florida and the initial registered agent of this Corporation at such office shall be Juan T. O'Naghten, who upon accepting this designation agrees to comply with the provisions of Section 40.091, Florida Statutes, as amended from time to time, with respect to keeping an office open for service of process.

**VI.  
INITIAL DIRECTORS**

The number of directors constituting the board of directors of the corporation shall be determined in accordance with the bylaws, but shall not be less than one (1). The names and addresses of the persons who are to serve as members of the initial board of directors are:

<u>Name</u>	<u>Address</u>
Rashida Mamujee	Suite 340, 15476 N.W. 77th Court Miami, Florida 33016
Zohra Perry	Suite 340, 15476 N.W. 77th Court Miami, Florida 33016

**VII.  
INCORPORATOR**

The incorporator of this Corporation shall be Juan T. O'Naghten and his address is Suite 1100 Grand Bay Plaza, 2665 South Bayshore Drive, Miami, Florida 33133.

In witness whereof, the undersigned has executed these Articles of Incorporation on September 15, 1996.

  
Juan T. O'Naghten, Incorporator

Juan T. O'Naghten  
Fla. Bar No.: 305774  
Suite 1100  
2665 South Bayshore Drive  
Miami, Florida 33133

Audit Number: H46000013220

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**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT AND REGISTERED OFFICE  
AND ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT**

1. The name of the Corporation is: South Florida Commercial Real Estate Investors, Inc.
2. The name and address of the registered agent and the registered office is: Juan T. O'Naghten, Suite 1100, 2885 South Bayshore Drive, Miami, Florida 33133

Pursuant to Sections 48.021 and 607.0501, et seq., Florida Statutes, the undersigned has been named to act as the registered agent of South Florida Warehouse Investors, Inc. at the place designated in this certificate and the undersigned agrees to accept such appointment and to act in that capacity. The undersigned further agrees that the undersigned will comply with all provisions of all statutes relating to the proper and complete performance of the duties of the registered agent of the Corporation and that the undersigned is familiar with and accepts the obligations of the position of registered agent for the Corporation.

Date: September 15, 1996

  
Juan T. O'Naghten, Registered Agent

EXTRALENTITIONE PLAVIT.1

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