

p96000084047

LAW OFFICES  
FURR AND COHEN, P.A.

INTERSTATE PLAZA, SUITE 412  
1499 WEST PALMETTO PARK ROAD  
BOCA RATON, FLORIDA 33486

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JORDI GUSO  
LES OSBORNE  
ALSO MEMBER OF NEW YORK BAR

October 7, 1996

Florida Secretary of State  
Division of Corporations  
49 E. Gaines Street  
Tallahassee, FL 32399

000001968380  
-10/08/96--01156--019  
\*\*\*\*245.00 \*\*\*\*122.50

RE: Backstreet Realty Corp., Inc.  
199 Realty Corp., Inc.

Dear Secretary:

Enclosed find Articles of Incorporation for the above referenced corporations. Please file and return a copy for our records. Additionally, enclosed is a check for \$245.00, which represents the filing fee.

Should you have any questions, please contact our office.

Very truly yours,

FURR AND COHEN, P.A.

*Charles I. Cohen*  
Charles I. Cohen

CIC/jc  
enclosure

SN OCT 11 1996

FILED  
96 OCT -8 AM 10:11  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF

BACKSTREET REALTY CORP., INC.

FILED  
96 OCT -8 AM 10:14

TALLAHASSEE, FLORIDA

The undersigned subscribed to these Articles of Incorporation to form a corporation for profit under the laws of the State of Florida.

ARTICLE I

The name of the corporation shall be:

BACKSTREET REALTY CORP., INC.

and its initial post office address and its principal office for the conduct of business is:

7470 Mahogany Bend Place, Boca Raton, FL 33434

ARTICLE II

The general nature of the business to be transacted by this corporation is:

(a) Generally to make and perform contracts of any kind and description, and for the purpose of attaining any of the objectives of the corporation, to do and perform any other act or thing, and to exercise any and all powers which a co-partnership or natural person could do or exercise, and which now are or hereafter may be authorized by law, and generally to do and perform any and all things necessary or incident to the performing and carrying out of the powers hereinabove specifically delegated or implied.

(b) The foregoing paragraphs shall be construed as enumerating the purposes, objects and powers of this corporation, and no recitation, expression or declaration of specific powers or purposes herein enumerated shall be deemed to be exclusive, but it

is hereby expressly declared that all other lawful powers not inconsistent herewith are hereby included, including the general powers set forth in Florida Statutes Annotated, Sections 607.011, 607.014 and 607.017.

#### ARTICLE III

The maximum number of shares of stock of this corporation which it is authorized to have outstanding at any one time is 1000 shares of common stock at \$1.00 per value. Said stock shall be non-assessable and shall be payable in lawful money of the United States or in property, labor, or in services at a just valuation to be fixed by the stockholders at a meeting duly convened and held.

#### ARTICLE IV

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 V

The term for which this corporation shall exist shall be perpetual and the business of the corporation shall be conducted, carried on and managed by the officers of this corporation and a Board of Directors composed of one or more members, which number may be altered from time to time by the By-Laws of this corporation within the limitations prescribed by law.

#### ARTICLE VI

This corporation shall have one director(s) initially. The

number of directors may be either increased or diminished from time to time by the By-Law but shall never be less than one. The name(s) of the initial director(s) of this corporation are:

Mr. Maurice Posner  
7470 Mahogany Bend Place  
Boca Raton, FL 33434

#### ARTICLE VII

No contract, act or transaction of this corporation with any person or persons, firm or other corporation, in the absence of fraud or wrongdoing, shall be affected or invalidated by the fact that any director of this corporation is a party to or interested in such contract, act or transaction, or in any way connected with such person, persons, firm or corporation, and each and every person who may become a director of this corporation is hereby relieved from any liability that might otherwise exist from thus contracting with this corporation in which he may in anywise be interested. Any director of this corporation may vote upon any contract or other transaction between the corporation and any subsidiary or controlled company without regard to the fact that he is also a director of such subsidiary or controlled company.

#### ARTICLE VIII

The street address of the initial registered office of this corporation is 7470 Mahogany Bend Place, Boca Raton, FL 33434 and the name of the initial registered agent of this corporation is MAURICE POSNER.

#### ARTICLE IX

These Articles of Incorporation of this corporation may be

amended, changed, altered or repealed in the manner now or hereafter prescribed by the Florida Statutes and all rights conferred upon stockholders herein are granted subject to this reservation.

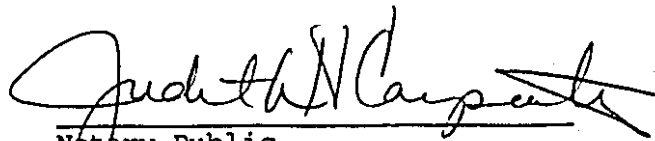
IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 7th day of October, 1996.

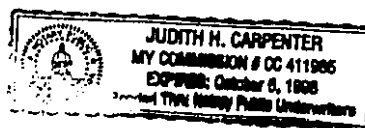
  
MAURICE POSNER

STATE OF FLORIDA            )  
                                  ) ss.  
COUNTY OF PALM BEACH )

Before me, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared, MAURICE POSNER, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid this 7th day of October, 1996.

  
Notary Public  
My Commission Expires:



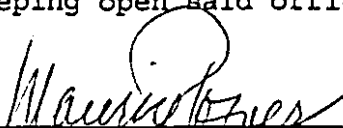
CERTIFICATE DESIGNATING PLACE OF  
BUSINESS OF DOMICILE FOR THE SERVICE  
OF PROCESS WITHIN THIS STATE, NAMING  
AGENT UPON WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act.

That Corporation, desires to organize under the laws of the State of Florida with its office as indicated in the Articles of Incorporation located at 7470 Mahogany Bend Place, Boca Raton, FL 33434, appoints MAURICE POSNER, as its agent to accept service of process within this State.

ACKNOWLEDGEMENT:

Having been named to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provision of said Act relating to keeping open said office.

  
\_\_\_\_\_  
MAURICE POSNER  
Registered Agent

TALLAHASSEE, FLORIDA

96 OCT -8 AM 10:15

FILED

P96000084047

LAW OFFICES  
FURR AND COHEN, P.A.

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OF COUNSEL  
ALSO MEMBER OF PENNSYLVANIA BAR

October 17, 1996

Division of Corporations  
Amendments Division  
P.O. Box 6327  
Tallahassee, FL 32314

RE: Backstreet Realty Corp., Inc.  
199 Realty Corp., Inc.  
2505 Realty Corp., Inc.

Dear Madam/Sir:

Enclosed find Amendments to the Articles of Incorporation for the above referenced corporations. Additionally, enclosed is a change of registered agent form. A check in the amount of \$140.00 has been enclosed for the fees for these requested changes. Please provide a file stamped copy.

Thank you for your attention to this matter.

Very truly yours,

FURR AND COHEN, P.A.

*Charles I. Cohen, Jr.*

Charles I. Cohen

CIC/jc

*Amend*

VS OCT 24 1996

700001982667--8  
-10/22/96--01055--023  
\*\*\*\*140.00 \*\*\*\*35.00

FILED  
96 OCT 18 PM 12:40  
TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

ARTICLES OF AMENDMENT  
TO  
ARTICLES OF INCORPORATION  
OF

BACKSTREET REALTY CORP., INC.

FILED  
96 OCT 18 PM 12:40  
SEC. OF STATE  
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Chapter 607 of the Florida Statutes, the undersigned corporation adopts the following Articles of Amendment to its Articles of Incorporation filed October 8, 1996 under document number P96000084047.

As of this date, kindly amend ARTICLE VI by adding the following individual as a Director of the corporation:

FLORENCE POSNER

This amendment was adopted by all of the shareholders on October 16, 1996.

Witness:

*[Signature]*

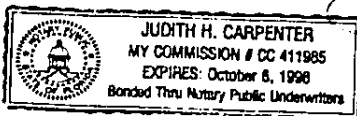
BACKSTREET REALTY CORP., INC.

By: *[Signature]*  
Maurice Posner, Director (sole)

*[Signature]*

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of October, 1996 by MAURICE POSNER, Director of Backstreet Realty Corp., Inc., who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.



*[Signature]*  
Notary Public  
My Commission expires: