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TALLAHASSEE, FLORIDA

2/5/97

EUGENE J. HOWARD, ESQUIRE

Requestor's Name

1111 Lincoln Road #800

Address

MIAMI BEACH FL 33139 3050538-6361

City

State

ZIP

Phone #

CORPORATION(S) NAME

EFFECTIVE DATE

1-28-97

SDMC REALTY PARTNERS, INC.

Articles of Incorporation enclosed. Please file., check for \$122.50

also enclosed.

EJH

( ☒ ) PROFIT

( ☐ ) NON-PROFIT

( ☐ ) AMENDMENT

( ☐ ) MERGER

( ☐ ) FOREIGN

( ☐ ) DISSOLUTION

( ☐ ) MARK

( ☐ ) LIMITED PARTNERSHIP ( ☐ ) ANNUAL REPORT

( ☐ ) RESERVATION

( ☐ ) REINSTATEMENT ( ☐ ) OTHER

( ☒ ) CERTIFIED COPY

( ☐ ) PHOTO COPIES

( ☒ ) CERTIFICATE UNDER SEAL

( ☐ ) WALK IN

( ☐ ) WILL WAIT

( ☐ ) PICK UP

( ☒ ) MAIL OUT

( ☐ ) CALL

( ☐ ) AFTER 4:30

Name
Availability
Document
Examiner
Updater
Updater
Verifier
Acknowledgment
W.P. Verifier

F. G. HARRIS

FEB 6 1997

CR2E031(R4-84)

ARTICLES OF INCORPORATION  
OF

SDMC REALTY PARTNERS, INC.

I, the undersigned, for the purposes of becoming a corporation under the Laws of Florida, by and under the provisions of the Statutes of the State of Florida, providing for the formation, liabilities, rights, privileges and immunities of corporations for profit, file these Articles of Incorporation.

ARTICLE I

EFFECTIVE DATE  
1-28-97

The name of the corporation is:

SDMC REALTY PARTNERS, INC.

ARTICLE II

The general nature of the business business to be transacted is as follows:

Section 1: To buy, sell, mortgage, lease, encumber, alienate, or otherwise deal in real property and to construct thereon, cause to be constructed thereon, or otherwise improve real property or personal property, including the doing of any and all business and contracting incidental thereto or connected therewith; and doing and performing any and all acts or things necessary, proper or convenient for or incidental to furtherance or the carrying out of the powers and purposes herein mentioned.

Section 2: To engage in any commercial or industrial enterprise calculated or designed to be profitable to this corporation and in conformity with the Laws of the State of Florida.

Section 3: To generally engage in, do and perform any enterprise, act or vocation that a natural person might do or perform.

Section 4: To engage in and carry on any business or businesses and every act or deed pertaining thereto, either directly or indirectly, which is not prohibited by the Laws of the State of Florida, or in any other State in the United States or in any foreign country. To do any and all things necessary, suitable, useful, proper or admissible for the

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accomplishment of any one of the purposes or for the attainment of any of the objects or further exercise of the powers herein set forth, whether herein specified or not, either alone or in connection with other firms, individuals, or corporations, either in this state or throughout the United States, and elsewhere.

#### ARTICLE III

The foregoing clauses shall be construed both as objects and powers, but no recitation, expression or declaration of specific or special 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.

#### ARTICLE IV

Any unissued stock or such additional authorized issue of new stock or of other securities convertible into stock may be issued and disposed of pursuant to resolution of the Board of Directors to such other persons, firms, corporations or associations and upon such terms as may be deemed advisable by the Board of Directors in the exercise of their discretion.

#### ARTICLE V

The maximum number of shares of stock this corporation is authorized to have outstanding at any time shall be 100 shares at FIVE (\$5.00) DOLLARS par value, unless duly changed in accordance with the Laws of the State of Florida. It is the intention of this corporation that the stock issued shall qualify as "Section 1244 stock", as such term is defined in the Internal Revenue Code and the regulations issued thereunder.

#### ARTICLE VI

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 pro-rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

#### ARTICLE VII

The street address of the initial registered office of this corporation in the State of Florida is:

SDMC REALTY PARTNERS, INC.  
David Garfinkle, President  
1111 Lincoln Road #800.  
Miami Beach FL 33139

and the name of the initial registered agent of this corporation at that address is DAVID GARFINKLE.

The street address of the principal place of business of the corporation and the mailing address of the corporation is:

SDMC REALTY PARTNERS, INC.  
1111 Lincoln Road #800.  
Miami Beach FL 33139

The corporation may have such other places of business both within and without the State of Florida, and in foreign countries, as may be necessary and convenient.

#### ARTICLE VIII

This corporation shall exist perpetually.

#### ARTICLE IX

This corporation shall have two directors initially. The number of directors may be increased or diminished from time to time, by By-Laws adopted by the stockholders, but shall never be less than one.

#### ARTICLE X

The name and street address of the first Board of Directors of this corporation, who shall hold office until the organization meeting of this corporation, and until their successors are elected and have qualified, are:

David Garfinkle, President & Director  
and  
Cyrus West, Secretary, Treasurer and Director  
SDMC REALTY PARTNERS, INC.  
1111 Lincoln Road #800  
Miami Beach FL 33139

#### ARTICLE XI

The name and street address of the subscriber to the Articles of Incorporation is:

David Garfinkle, President, & Director  
SDMC REALTY PARTNERS, INC.  
1111 Lincoln Road #800  
Miami Beach FL 33139

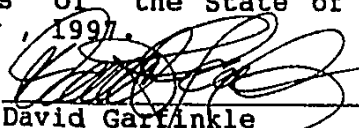
#### ARTICLE XII

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 stockholder's meeting by a majority of the stock entitled to vote thereon, unless all the directors and all the stockholders sign a written statement manifesting their intention that a certain amendment of the Articles of Incorporation be made.

#### ARTICLE XIII

In accordance with F.S.607.167, the date of corporation existence of this corporation shall be the date of subscription and acknowledgement of these Articles of Incorporation provided these Articles of Incorporation are filed by the Department of State within five (5) days, exclusive of legal holidays, after such date. Otherwise, the date of corporate existence shall be upon the filing of these Articles of Incorporation by the Department of State.

IN WITNESS WHEREOF, I, the undersigned, being the subscribing incorporator have hereunto set my hand and seal for the purpose of forming this corporation under the Laws of the State of Florida, this 28th day of January, 1997.

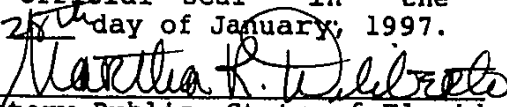
  
\_\_\_\_\_  
David Garfinkle  
President, & Director.

STATE OF FLORIDA )

COUNTY OF BROWARD )

BEFORE ME, the undersigned authority, this day personally appeared DAVID GARFINKLE before me, and he executed the foregoing Articles of Incorporation and acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal in the County and State named above, this 25<sup>th</sup> day of January, 1997.

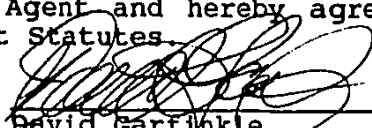
  
Notary Public, State of Florida

My Commission Expires:



MARTHA R. DILIBERTO  
My Commission CC505947  
Expires Oct. 25, 1999

THE UNDERSIGNED hereby accepts the designation of Registered Agent and hereby agrees to comply with all pertinent Statutes.

  
David Garfinkle  
As Registered Agent.

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