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BY APPOINTMENT:

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SCOTT A ELK P A  
ADAM D PALMER P A  
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OF COUNSEL

ROBERT M. PALMER  
LAWRENCE S SCHWARTZ  
\*ADMITTED IN NEW JERSEY ONLY

February 25, 1997

VIA FEDERAL EXPRESS

Florida Department of State  
Division of Corporation  
409 East Gaines Street  
Tallahassee, Florida 32399

RE: KFR Properties, Inc. / Incorporation

800002098908--5  
-02/26/97--01093--020  
\*\*\*\*122.50 \*\*\*\*122.50

Dear Sir/Madam:

Enclosed herewith, please find an original and a copy of the Articles of Incorporation relative to the above referenced transaction.

In addition, enclosed please find a check in the amount of \$122.50 which represents payment in full for the filing of the Articles of Incorporation and the certified copy.

Upon the filing of the same, please transmit to this office our certified copy in the enclosed self addressed, stamped envelope, provided for your convenience.

Thank you for your courtesy and cooperation with regard to this matter. Should you have any questions with regard to the foregoing, please do not hesitate to contact me.

Sincerely,

ELK, BANKIER, PALMER & CHRISTU

BY:

SCOTT A. ELK, P.A.

SAE:jvh  
Enclosures

sae\jvh\corp\kfrprop\sctyarts.1tr

FILED  
97 FEB 25 PM 3:46  
TALLAHASSEE, FLORIDA

3497

ARTICLES OF INCORPORATION  
OF  
KFR PROPERTIES, INC.

FILED  
FEB 26 PM 3:46  
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a corporation under the Florida General Corporation Act, and who is a natural person competent to contract, does hereby adopt the following Articles of Incorporation:

ARTICLE 1

The name of this Corporation shall be  
KFR PROPERTIES, INC.

ARTICLE 2

This Corporation shall have perpetual existence.

ARTICLE 3

The general purposes for which the Corporation is organized are:

1. To transact any lawful business for which corporations may be incorporated under the Florida general Corporation Act, as amended and to engage in any trade or business which can, in the opinion of the Board of Directors of the corporation, be advantageously carried on in connection with the foregoing business.

2. To do such other and further things as are incidental to the foregoing or necessary or desirable in order to accomplish the foregoing.

3. To carry out any business, occupation, undertaking, enterprise and exercise any power or authority which may be done by a private corporation organized and existing under and by virtue of Chapter 607, Florida Statutes, and as amended, it being the intention that this corporation may conduct and transact any business lawfully authorized and not prohibited by Chapter 607, Florida Statutes, as amended.

#### ARTICLE 4

The aggregate number of shares which the Corporation is authorized to issue is One thousand shares (1,000) shares. Such shares shall be of single class, and shall have a par value of ONE (\$1.00) DOLLAR.

Each Stockholder of the Corporation shall have the right to purchase, subscribe for, or receive a right or rights to purchase or subscribe for, at the par value thereof, a pro rata portion of:

(1) Any stock of any class that the Corporation may issue or sell, whether or not exchangeable for any stock of the Corporation of any class or classes, and whether or not of unissued shares authorized by the Articles of Incorporation as originally filed or by any amendment thereof or out of shares of stock of the Corporation acquired by it after the issuance thereof, and whether issued for cash, labor done, personal property, or real property, or leases thereof; or

(2) Any obligation that the Corporation may issue or sell which is convertible into or exchangeable for any stock of the

Corporation of any class or classes, or to which is attached or pertinent any warrant or warrants or other instrument or instruments conferring on the holder the right to subscribe for or purchase from the Corporation any shares of its stock of any class or classes.

ARTICLE 5

The street address of the initial registered office of the Corporation is: 2740 N.E. 35th Court, Fort Lauderdale, Florida 33308  
\_\_\_\_\_, and the name of its initial registered agent at such address is Mark Flicker.

The mailing address of the Corporation is: 2740 N.E. 35th Court, Fort Lauderdale, Florida 33308.

I hereby accept to act as registered agent, and agree to comply with the provision of said Act relative to keeping open said office.

  
Printed Name: Mark Flicker

(Registered Agent)

ARTICLE 6

The number of Directors constituting the initial Board of Directors of the Corporation is three (3). The names and addresses of each person who is to serve as a member of the initial Board of Directors are:

Mark Flicker

21725 San Simeon Circle  
Boca Raton, FL 33433

Robert Kanin

15 Shaker Ridge Lane  
E. Northport, NY 11731

Frank Re

2740 N.E. 35th Court  
Fort Lauderdale, FL 33308

ARTICLE 7

A. The business of the Corporation shall be conducted and managed by its Board of Directors, and such Board of Directors shall consist of not less than one (1) and not more than seven (7) Directors. A majority of the first Board of Directors named above shall have the power to approve and adopt the By-Laws of this Corporation until their successors are elected or appointed.

B. The qualifications, time and place of election and term of office of each Director shall be as provided for in the By-Laws of the Corporation.

C. The officers of this Corporation may consist of a President, Vice-President, Secretary, Treasurer, and such other officers and agents as may be provided for by the By-Laws of this Corporation, who shall be chosen, serve for such term, and have such duties as may be prescribed by such By-Laws.

ARTICLE 8

No contract or other transaction between the Corporation and any other Corporation, and no act of the Corporation shall be affected in any way or invalidated by the fact that any of the Directors of the Corporation are pecuniarily or otherwise interested in, or are Directors or officers of, such other Corporation. Any Director individually, or any firm which any Director may be a member, may be a party to, or may be pecuniarily or otherwise interested in, any contract or transaction of the

Corporation, provided that the fact that he or such firm is so interest shall be disclosed or shall have been known to the Board of Directors or such members thereof as shall be present at any meeting of the Board of Directors at which action upon such contract or transaction shall be taken; and any Director of the Corporation who is so interested may be counted in determining the existence of a quorum at any meeting of the Board of Directors which shall authorize any such contract or transaction, and may vote thereat to authorize any such contract or transaction, with like force and effect as if he were not such Director or officer of such other Corporation or not so interested.

#### ARTICLE 9

A. Stockholder Agreements. The Corporation and its Stockholders or the Stockholders among themselves, may enter into agreements, restricting the transferability or encumbrance of the stock of the Corporation. Such agreements may confer upon the Corporation or the Stockholders, or both an option of first refusal or mandatory purchase in the event of such transfer or encumbrance. Such agreements may include such restrictions during the lifetime or upon the death or legal incompetence of any Stockholder. Nothing in the Articles of Incorporation or the By-Laws shall be construed to authorize a transfer of such stock upon the books of the Corporation in violation of such agreements.

B. Indemnification of Directors. The Corporation shall indemnify any Director who by virtue of his being an officer or

Director of this Corporation, is made a part to any action or proceeding, except when such Director is adjudged guilty of malfeasance in the discharge of his duties to the Corporation. Indemnification shall be for all reasonable expenses incurred as a result of such action or proceeding.

C. Director liability. No Director shall be liable to the Corporation for any loss or damage suffered on account of any action taken or omitted in good faith, if such Director exercised the same degree of care that a prudent man would have exercised in the conduct of his own affairs.

D. Reimbursement of Directors. In any action or proceeding brought by or on behalf of the Corporation against a Director, which results in a decision in favor of the Director, the Corporation shall reimburse the Director for all reasonable expenses incurred by him in the course of the action or proceedings.

#### ARTICLE 10

The Directors shall not be liable for illegal dividends or distributions made by the Corporation, unless willful or negligent, if based on good faith reliance on representations made by officers or agents or records as to the financial condition of the Corporation.

#### ARTICLE 11

A. These Articles of Incorporation are amendable upon approval by the Board of Directors of proposals submitted by the

Stockholders and subsequently approved at a Stockholders meeting by fifty-one (51%) percent of the stock entitled to vote.

B. The amending process contained in Paragraph A above may be suspended and amendments made upon written approval by all of the Stockholders.

#### ARTICLE 12

No Stockholder shall have the right to sell, assign, pledge, encumber, transfer or otherwise dispose of any of the shares of the Corporation without first offering such shares for sale to the Corporation at the net asset value thereof. Such offer shall be in writing, signed by the Stockholder; shall be sent by registered or certified mail to the Corporation at its principal place of business, and shall remain open for acceptance by the Corporation for a period of thirty (30) days from the date of mailing. If the Corporation fails or refuses within such period to make satisfactory arrangements for the purchase of such shares, the Stockholder shall have the right to dispose of his shares as he may see fit.

On the death of the Stockholder, the Corporation shall have the right to purchase all shares owned by such Stockholder immediately after his death on the terms set forth above, and this provision shall be binding on the executor, administrator, personal representative, heirs, successors and assigns of each Stockholder.

Each share certificate issued by the Corporation shall have printed or stamped thereon the following legend: "THESE SHARES ARE



HELD SUBJECT TO CERTAIN TRANSFER RESTRICTIONS IMPOSED BY THE ARTICLES OF INCORPORATION OF THE CORPORATION. A COPY OF SUCH ARTICLES IS ON FILE AT THE PRINCIPAL OFFICE OF THE CORPORATION."

ARTICLE 13

The name and address of each incorporator is:

Mark Flicker  
21726 San Simeon Circle  
Boca Raton, FL 33433

WITNESS my hand and seal this 21 day of February, 1997.

  
Printed Name: Mark Flicker

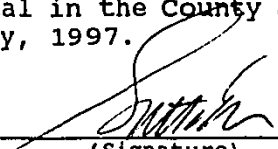
STATE OF Fla )  
COUNTY OF Palm Beach ) ss:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared Mark Flicker,

☒ personally known to me, or  
☐ has produced \_\_\_\_\_ as identification

and who executed the foregoing Articles of Incorporation and acknowledged before me that he subscribed to these Articles of Incorporation.

WITNESS my hand and official seal in the County and State last aforesaid this 21 day of February, 1997.

  
(Signature)

(Printed Name)

My Commission Expires:  
My Commission No. is:

sae\jvh\kfrprop\articles.inc.

OFFICIAL NOTARY SEAL  
SCOTT A. ELK  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC307317  
MY COMMISSION EXP. AUG. 20, 1997

FILED  
97 FEB 26 PM 3:46  
TALLAHASSEE, FLORIDA  
SECRETARY OF STATE