

LAW OFFICES  
PERTNOY, SOLOWSKY & ALLEN, P.A.

RICHARD L. ALLEN  
ALFRED I. HOPKINS  
LEAH LARIVIERE  
SIDNEY M. PERTNOY  
JAY H. SOLOWSKY

MUSEUM TOWER - SUITE 2000  
150 WEST FLAGLER STREET  
MIAMI, FLORIDA 33130

TELEPHONE (305) 371-2223  
BROWARD (305) 522-5688  
FAX (305) 373-2073

P97000102478

November 25, 1997

Corporate Records Bureau  
Division of Corporations  
409 E. Gaines Street  
Tallahassee, Florida 32399

500002362085--4  
-12/03/97--01066--010  
\*\*\*\*122.50 \*\*\*\*122.50

Re: 127th St. Shopping Center, Inc.


Gentlemen:

Enclosed find original and one copy of the Articles of Incorporation for the above corporation. Also enclosed is our check in the amount of \$122.50 representing the following:

Filing Fee	\$ 35.00
Resident Agent's Designation	35.00
Certified Copy	<u>52.50</u>
<b>TOTAL</b>	<b>\$122.50</b>

Please return the certified copy of the Articles to the undersigned. Thank you for your cooperation.

Very truly yours,

  
ALFRED I. HOPKINS

AIH:wpd:myr  
Enclosures

cc: Mr. Marc Kovens

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
97 DEC -3 AM 9:02

RP  
12-5-97

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

97 DEC -3 AM 9:02

**ARTICLES OF INCORPORATION  
OF  
127TH ST. SHOPPING CENTER, INC.**

The undersigned does hereby execute, acknowledge and file the following Articles of Incorporation for the purpose of creating a corporation under the laws of the State of Florida.

**ARTICLE I**

The name of this corporation shall be: 127th St. Shopping Center, Inc.

**ARTICLE II**

This corporation shall commence its perpetual existence on the date these Articles are filed with the Secretary of State.

**ARTICLE III**

The sole purpose for which this corporation is organized is to participate in the management of the 127th St. Shopping Center in North Miami, Florida, and to hold legal title to same, as Trustee.

**ARTICLE IV**

The aggregate number of shares which the corporation shall have authority to issue shall be as follows:

<u>Number of Shares Authorized</u>	<u>Par Value</u>	<u>Class of Stock</u>
1,000	\$1.00	Common

## **ARTICLE V**

The street address of the initial registered office of this corporation and its initial registered agent, as well as the mailing address of the corporation, are as follows:

Sidney M. Pertnoy  
150 West Flagler Street, Suite 2000  
Miami, Florida 33130

## **ARTICLE VI**

The name and address of the first director of this corporation is:

Marc Kovens  
The Gables  
10 Edgewater Drive  
Coral Gables, Florida 33137

## **ARTICLE VII**

The name and address of the Incorporator is:

Sidney M. Pertnoy  
150 West Flagler Street, Suite 2000  
Miami, Florida 33130

## **ARTICLE VIII**

By duly adopted action by the Board of Directors, this corporation may indemnify and/or insure any and all of its directors or officers or former directors or officers, or any person who may have served at its request as a director or officer of another corporation in which it owns shares of capital stock, or of which it is a creditor, to the extent permitted by law, now existing or hereinafter enacted, including without limitation, the expenses actually and necessarily incurred by them in connection with the defense of any action, suit or proceeding, in which they or any of them are made

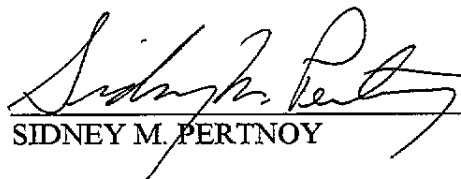
parties or a party by reason of being or having been directors or officers, or a director or officer of this corporation, or of such other corporation, except in relation to matters as to which any such director or officer, or former director or officer or person, shall be adjudged in such action, suit or proceeding to be liable for negligence or misconduct in the performance of his duty. Such indemnification shall not be deemed exclusive of any other rights to which those indemnified may be entitled under the By-Laws, agreements, votes of stockholders or directors, Chapter 607, Florida Statutes, or otherwise.

#### **ARTICLE IX**

No contract or other transaction between this corporation and any other corporation, in the absence of fraud, shall be affected or invalidated by the fact that any one or more of the directors of this corporation is or are interested in, or is a director or officer or are directors or officers of such other corporation, and any director or directors, individually or jointly, may be a party or parties to, or may be interested in such contract or transaction of this corporation or in which this corporation is interested. No contract, act or transaction of this corporation with any person or persons, firm or corporation, in the absence of fraud, shall be affected or invalidated by the fact that any director or directors of this corporation is a party or are parties to or interested in such contract, act or transaction, or in any way connected with such person or persons, firm or corporation. 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 for the benefit of himself or any firm, association or corporation in which he may be in any way interested. Any director of this corporation may vote upon any contract or other transaction between this corporation and any

subsidiary or controlled company without regard to the fact that he also is a director of such subsidiary or controlled company.

IN WITNESS WHEREOF, the undersigned, being the Incorporator of the above named corporation, for the purpose of forming a corporation to do business both within and without the State of Florida, under the laws of Florida, does make and file these Articles, hereby declaring and certifying that the facts herein stated are true, and executes these Articles of Incorporation this 2<sup>ND</sup> day of DECEMBER 1997.

 (SEAL)  
SIDNEY M. PERTNOY

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

\*\*\*\*\*

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in Compliance  
with said Act:

127TH ST. SHOPPING CENTER, INC.

desiring to organize under the laws of the State of Florida with its principal office, as indicated in the  
Articles of Incorporation, at 150 West Flagler Street, Suite 2000, Miami, Florida 33130 has named  
SIDNEY M. PERTNOY as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

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

  
SIDNEY M. PERTNOY, Registered Agent

(SEAL)

DEC -3 AM 9:02

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS