

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

P98000005693

AI Jeff Properties, Inc.

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DIVISION OF CORPORATIONS

98 JAN 20 PM 1:26

- ☒ Art of Inc. File _____
- ☐ LTD Partnership File _____
- ☐ Foreign Corp. File _____
- ☐ L.C. File _____ **200002404542--7**
-01/20/98--01046--013
*****122.50 *****122.50
- ☐ Fictitious Name File _____
- ☐ Trade/Service Mark _____
- ☐ Merger File _____
- ☐ Art. of Amend. File _____
- ☐ RA Resignation _____
- ☐ Dissolution / Withdrawal _____
- ☐ Annual Report / Reinstatement _____
- ☒ Cert. Copy _____
- ☐ Photo Copy _____
- ☐ Certificate of Good Standing _____
- ☐ Certificate of Status _____
- ☐ Certificate of Fictitious Name _____
- ☐ Corp Record Search _____
- ☐ Officer Search _____
- ☐ Fictitious Search _____
- ☐ Fictitious Owner Search _____
- ☐ Vehicle Search _____
- ☐ Driving Record _____
- ☐ UCC 1 or 3 File _____
- ☐ UCC 11 Search _____
- ☐ UCC 11 Retrieval _____
- ☐ Courier _____

Signature _____

Requested by *DM* *1/20/98* *10:00*
Name _____ Date _____ Time _____

Walk-In _____ Will Pick Up _____

RECEIVED
98 JAN 20 AM 10:53
DIVISION OF CORPORATIONS

RP
01-20-98

**ARTICLES OF INCORPORATION
OF**

AL JEFF PROPERTIES, INC.

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The undersigned, for the purpose of forming a corporation for profit pursuant to the laws of the State of Florida, hereby makes, subscribes, acknowledges and files the following Articles of Incorporation:

ARTICLE I - NAME

The name of this corporation shall be: AL JEFF PROPERTIES, INC.

ARTICLE II - EXISTENCE

This corporation shall have perpetual existence, commencing upon the filing of these Articles of Incorporation by the Department of State of Florida.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of engaging in any activity or transacting any business permitted under the laws of the State of Florida and the laws of the United States.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue a maximum of One Hundred (100) shares of common stock having a par value of One Dollar (\$1.00) per share. The consideration to be paid for each share of stock shall be fixed by the Board of Directors.

ARTICLES V - INITIAL REGISTERED AGENT AND OFFICE AND MAILING ADDRESS

The initial registered agent and registered office of this corporation is:

Stuart A. Cohen
Three West Flamingo Drive
(Three S.W. 129 Avenue)
Suite 208
Pembroke Pines, Florida 33027

The mailing address of the corporation is: 10770 London Street, Cooper City, Florida 33026

ARTICLE VI - BOARD OF DIRECTORS

This corporation shall have one (1) director constituting the initial Board of Directors. The number of directors may be increased or decreased from time to time by the By-Laws. However, this corporation shall not have less than one (1) director at any one time. The name and address of the director of this corporation is:

Jerome Leipzig
10770 London Street
Cooper City, Florida 33026

ARTICLE VII - INCORPORATOR

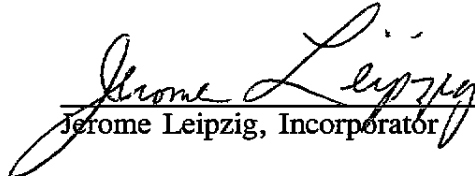
The name and address of the incorporator of this corporation is:

Jerome Leipzig
10770 London Street
Cooper City, Florida 33026

ARTICLE VII - PREEMPTIVE RIGHTS

The holders of the common stock of this corporation shall have preemptive rights to purchase, at prices, terms and conditions that shall be fixed by the Board of Directors, those shares of the common stock of the corporation which may be issued from time to time, for money, property or past services, in addition to that stock authorized and issued by the corporation. The preemptive right of any holder is determined by the ratio of the authorized and issued shares of common stock held by the holder and all shares of common stock currently authorized and issued. The refusal by a stockholder to exercise preemptive rights at any time or times shall not constitute a waiver of preemptive rights to subsequent issues.

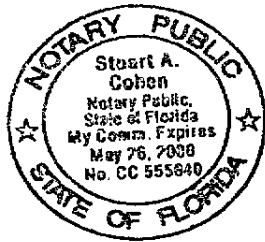
THE UNDERSIGNED INCORPORATOR hereby declares and certifies that the facts stated herein are true, and accordingly, he has executed these Articles of Incorporation this 16th day of January, 1998.

 (L.S.)
Jerome Leipzig, Incorporator

STATE OF FLORIDA :
 : SS :
COUNTY OF BROWARD :

BEFORE ME, the undersigned authority, authorized to take acknowledgements in the State and County aforesaid, personally appeared Jerome Leipzig (who produced a Florida driver's license as identification), known to be and known to me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation for the purposes and in the capacities set forth therein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the State and County aforesaid, this 16th day of January, 1998.



A handwritten signature in black ink, appearing to be "SAC", written over a horizontal line.

Stuart A. Cohen
Notary Public - State of Florida

Commission No.: CC555640
My Commission Expires: 05-26-00

Handwritten initials in the bottom right corner of the page, possibly "JC".

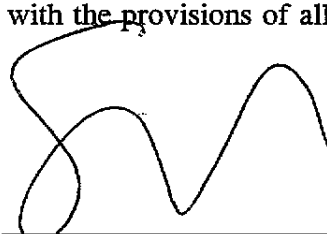
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OR PROCESS WITHIN FLORIDA, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

That AL JEFF PROPERTIES, INC., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business in the County of Broward, State of Florida, has named Stuart A. Cohen, located at Three West Flamingo Drive, Suite 208, Pembroke Pines, Florida 33027, as its agent to accept service of process within Florida.

ACKNOWLEDGEMENT

Having been named to accept service of process for the above named corporation, at the place designated in the Certificate, I hereby agree to comply with the provisions of all statutes relative to the property and complete performance of my duties.



Stuart A. Cohen, Registered Agent

Dated: January 16, 1998

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