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TO: DIVISION OF CORPORATIONS

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FROM: EMPIRE CORPORATE KIT COMPANY

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NAME: RETAIL PROPERTIES OF FLORIDA, INC.

AUDIT NUMBER.....H98000002301

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..0

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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

February 4, 1998

EMPIRE

SUBJECT: RETAIL PROPERTIES OF FLORIDA, INC.
REF: W98000002491

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**ARTICLES OF INCORPORATION
OF
RETAIL PROPERTY ADVISORS, INC.**

THE UNDERSIGNED, for the purpose of forming a corporation for profit pursuant to Chapter 607, Florida Statutes, does hereby adopt the following Articles of Incorporation:

WITNESSETH:

**ARTICLES I
NAME AND ADDRESS**

The name and address of the principal office and/or mailing address of the Corporation is as follows:

**Retail Property Advisors, Inc.
1509 S. University Drive
Plantation, FL 33317**

**ARTICLE II
DURATION**

This Corporation shall have perpetual existence commencing on the date of the filing of these Articles of Incorporation with the Department of State of Florida.

**ARTICLE III
PURPOSES**

This Corporation is organized for the purpose of transacting any and all lawful business.

**ARTICLES IV
CAPITAL STOCK**

This Corporation is authorized to issue 7,500 shares of \$.001 par value common stock.

**Prepared by:
Law Offices of Mark C. Perry, P.A.
2455 East Sunrise Boulevard, Suite 905
Fort Lauderdale, Florida 33304
(954) 564-6616
Florida Bar Number: 215941**

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**ARTICLE V
QUORUM FOR STOCKHOLDERS MEETINGS**

Unless otherwise provided for in the Corporation's Bylaws, a majority of the shares entitled to vote, represented in person or by proxy, shall be required to constitute a quorum at a meeting of shareholders.

**ARTICLE VI
INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the initial registered office of this Corporation is 1509 S. University Drive, Plantation, FL 33317 and the name of the initial registered agent of this Corporation at such address is Richard A. Baker.

**ARTICLES VII
INITIAL BOARD OF DIRECTORS**

This Corporation shall have one director initially. The number of directors may be either increased or diminished from time to time in the manner provided in the Bylaws, but shall never be less than one. The name and address of the initial Director of the Corporation is as follows:

Richard A. Baker
Retail Property Advisors, Inc.
1509 S. University Drive
Plantation, FL 33317

**ARTICLE VIII
INCORPORATORS**

The name and address of the Corporation's incorporator is:

Richard A. Baker
Retail Property Advisors, Inc.
1509 S. University Drive
Plantation, FL 33317

**ARTICLE IX
INDEMNIFICATION**

The Corporation shall indemnify its officers, directors and authorized agents for all liabilities incurred directly, indirectly or incidentally to services performed for the Corporation, to the fullest extent permitted under Florida law existing now or hereinafter enacted.

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ARTICLE X LIMITATION ON SHAREHOLDER SUITS

Shareholders shall not have a cause of action against the Company's officers, directors or agents as a result of any action taken, or as a result of their failure to take any action, unless deprivation of such right is deemed a nullity because, in the specific case, deprivation of a right of action would be impermissibly in conflict with the public policy of the State of Florida. The fact that this Article shall be inapplicable in certain circumstances shall not render it inapplicable in any other circumstances and the Courts of the State of Florida are hereby granted the specific authority to restructure this Article, on a case by case basis or generally, as required to most fully give legal effect to its intent.

IN WITNESS WHEREOF, we have subscribed our names this 3 day of FEBRUARY, 1998.



Richard A. Baker, Incorporator
1509 S. University Drive
Plantation, FL 33317

I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation.

By:



Richard A. Baker, Registered Agent

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