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FLORIDA DIVISION OF CORPORATIONS

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FROM: BLUMBERG/EXCELSIOR CORPORATE SERVICES, INC.  
075350000353

ACCT#:

CONTACT: CATHY LEACH  
PHONE: (212)431-5000  
(212)431-5111

FAX #:

NAME: S.T. REALTY CORP.

AUDIT NUMBER.....H98000008291

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

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## ARTICLES OF INCORPORATION

OF

## S.T. REALTY CORP.

**THE UNDERSIGNED** sole incorporator, being a natural person competent to contract and desiring to form a corporation under Title XXXV, Chapter 607 of the revised Florida Statutes, herewith submits the following information:

1. The name of the corporation is **S.T. REALTY CORP.**
2. The duration of the corporation shall be perpetual.
3. The general purpose or purposes for which this corporation is being formed are to include the transaction of any or all lawful business for which corporations may be incorporated under this chapter.
4. The aggregate number of shares which the corporation shall have authority to issue is **200** shares, all **without par value**.
5. The principal address and mailing address of the corporation will be **800 West Avenue, Miami Beach, FL 33139** and the name of its initial registered agent at such address is **Todd Prigozen**.
6. The number of directors constituting the initial board of directors is **One (1)** and the name and address of each person who is to serve as a member thereof is as follows: **Todd Prigozen, 800 West Avenue, Miami Beach, FL 33139**
7. The name and address of the sole incorporator is: **Monica M. Burton, c/o BlumbergExcelsior Corporate Services, Inc., 62 White Street, 2nd Floor, New York, NY 10013**

**IN WITNESS WHEREOF**, the undersigned, as sole incorporator of this corporation has executed these Articles of Incorporation.

Dated: April 27, 1998

BlumbergExcelsior  
62 White St  
NY, NY 10013  
212-431-5000

  
Monica M. Burton  
Sole Incorporator

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ACCEPTANCE OF APPOINTMENT

AS

REGISTERED AGENT

I, the undersigned, do hereby accept appointment as Registered Agent of S.T. REALTY  
CORP., the within named corporation.

Dated: April 27, 1998



Todd Priggen

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