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LAW OFFICES

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July 23, 1999

Florida Department of State
P. O. Box 6327
Tallahassee, Florida 32301

Att: Corporate Records Department

Re: 164th Street Corporation

Gentlemen:

We are enclosing original and one copy of Articles of Incorporation for the above referenced company together with our trust account check in the amount of \$122.50 to cover the necessary filing fee, and one certified copy.

Please file the enclosed Articles and forward the certified copy to this office.

Thank you for your assistance in this matter.

Very truly yours,


Charles B. Butman

CBB:sg

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-07/26/99--01136--006
****122.50 *****78.75

EFFECTIVE DATE
7.22.99

FILED
99 JUL 26 PM 2:03
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

K. Rolle AUG 02 1999

ARTICLES OF INCORPORATION
OF

164TH STREET CORPORATION

EFFECTIVE DATE
7-22-99

FILED
99 JUL 26 PM 2:03
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME

The name of this corporation is: 164th Street Corporation

ARTICLE II - DURATION

The date when the corporate existence shall begin shall be the date of subscription and acknowledgment stated herein if these Articles of Incorporation are filed within five (5) days after subscription and acknowledgment, and are subsequently approved by the Secretary of State and all filing fees and taxes paid; otherwise, it shall be the date when the Articles of Incorporation are filed in the office of the Secretary of State. Thereafter, the period of its duration shall be perpetual.

ARTICLE III - PURPOSE

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

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue Five Hundred (500) shares of common stock at One (\$1.00) par value for each of said common stock shares.

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 276 S. Parkway, Miami, Florida 33160 and the name of the initial registered agent of this corporation is Debra Elenson.

ARTICLE VI - FIRST BOARD OF DIRECTORS

This corporation's first Board of Directors shall consist of two (2) directors. The number of the directors may be either increased or decreased from time to time by amendment of the By-Laws, but shall never be less than one (1). The Names and addresses of the initial Board of Directors of this corporation is:

Name:

Debra Elenson

Jonathan Eichner

Address:

276 S. Parkway
Miami, Florida 33160

276 S. Parkway
Miami, Florida 33160

ARTICLE VII - INCORPORATORS

The name and addresses of the person signing these Articles of Incorporation is:

Name:

Address:

Debra Elenson

276 S. Parkway
Miami, Florida 33160

ARTICLE VIII - PRINCIPAL PLACE OF BUSINESS

The principal place of business of this corporation shall be 276 S. Parkway, Miami, Florida 33160.

ARTICLE IX - AMENDMENT OF ARTICLES

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF the undersigned incorporator(s) and designated registered agent have executed these Articles of Incorporation this 22 day of July, 1999.

Debra Elenson
DEBRA ELENSON
Incorporator

Debra Elenson
DEBRA ELENSON
Registered Agent

STATE OF FLORIDA

COUNTY OF DADE

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared DEBRA ELENSON, known to me and known by me to be the person who executed the foregoing Articles of Incorporation and she accepted her designation as Registered Agent.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the State and County aforesaid this 22 day of July, 1999.

Svetlana Nudel
Notary Public
My commission expires: 10/20/2002

