

P96000060129
SHUTTS & BOWEN

ATTORNEYS AND COUNSELLORS AT LAW
(A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS)

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260 AUSTRALIAN AVENUE SOUTH
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FILED
95 JUN 16 PM 11:54
TALLAHASSEE, FLORIDA

July 15, 1996

EFFECTIVE DATE
7-10-96

VIA FEDERAL EXPRESS

Secretary of State
Division of Corporations
409 E. Gaines St.
Tallahassee, Florida 32399

300001895448
-07/16/96--01171--013
***122.50 ***122.50

Re: 350 Realty Corp.

Ladies and Gentlemen:

Enclosed is an original and one copy of the Articles of Incorporation for 350 Building Corp., together with a check in the amount of \$122.50. This check represents payment for the following costs:

| | |
|------------------|-----------------|
| Filing Fees | \$ 35.00 |
| Certified Copy | 52.50 |
| Registered Agent | 35.00 |
| | <u>\$122.50</u> |

Please note especially that these Articles are effective as of July 10, 1996.

Please file the enclosed Articles of Incorporation and return the certified copy to the undersigned by regular mail.

Sincerely,

SHUTTS & BOWEN

Jeanne Bauer

Jeanne Bauer
Certified Legal Assistant
Real Estate Specialist

Enclosures
cc: Arthur J. Menor, Esquire

WPB95 22576.1 - JMB

AMSTERDAM OFFICE
EUROPA BOULEVARD 59
1093 AD AMSTERDAM,
THE NETHERLANDS
TELEPHONE 011-3120 661 0969
FACSIMILE 011-3120 642-1475

KEY LARGO OFFICE
OCEAN BEACH CLUB
31 OCEAN BEACH DRIVE
SUITE A206
OCEAN BEACH PLAZA
KEY LARGO, FLORIDA 33037
TELEPHONE (305) 267-2881

LONDON OFFICE
48 MOUNT STREET
LONDON W1Y 5RE ENGLAND
TELEPHONE 011-4471-493-4640
FACSIMILE 011-4471-493-4299

MIAMI OFFICE
1500 SHAM CENTER
201 SOUTH BISCAYNE BOULEVARD
MIAMI, FLORIDA 33131
MIAMI (305) 358-6300
BROWARD (305) 467-8941
FACSIMILE (305) 261-9382

ORLANDO OFFICE
20 NORTH ORANGE AVENUE
SUITE 1000
ORLANDO, FLORIDA 32801
TELEPHONE (407) 423-3200
FACSIMILE (407) 425-8316

nc 7-18-96

EFFECTIVE DATE:

7-11-96

FILED
96 JUL 15 2:11:54
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
350 REALTY CORP.

The undersigned, being a natural person, does hereby act as incorporator in adopting the following Articles of Incorporation for the purpose of organizing a business corporation pursuant to the provisions of the Florida General Corporation Act.

FIRST: The name of the corporation (hereinafter called the "corporation") is 350 Realty Corp.

SECOND: The principal office or mailing address of the corporation is 250 Worth Avenue, Unit 4, Palm Beach, Florida 33480.

THIRD: The duration of the corporation shall be perpetual.

FOURTH: The aggregate number of shares of stock that the corporation is authorized to have outstanding at any one time is one thousand (1,000), all of which shall have a par value of One (\$1.00) Dollar and are of the same class and are to be common shares.

FIFTH: The name and street address of the initial officers and directors of the corporation, who shall hold office until their successors are elected, are:

| <u>NAME AND ADDRESS</u> | <u>OFFICE</u> |
|--|---------------------------------------|
| Burton Handelsman c/o Love Realty P.O. Box 28, Gedney Station White Plains, New York 10605 | President/Director |
| Steven Handelsman c/o Love Realty P.O. Box 28, Gedney Station White Plains, New York 10605 | Vice President/ Treasurer/Director |
| Lucille Handelsman c/o Love Realty P.O. Box 28, Gedney Station White Plains, New York 10605 | Vice President/ Secretary/Director |

SIXTH: The name and street address of the incorporator is as follows:

Arthur J. Menor, Esquire
Shutts & Bowen
250 Australian Avenue South, Suite 500
West Palm Beach, Florida 33401

SEVENTH: The corporation shall, to the fullest extent permitted by the provisions of the Florida General Corporation Act, as the same may be amended and supplemented, and in the manner provided for in the By-Laws, indemnify any and all persons whom it shall have power to indemnify under said provisions.

EIGHTH: The corporate existence of the corporation shall commence as of July 10, 1996, so long as these Articles of Incorporation are received and filed by the Department of State within five (5) business days, exclusive of legal holidays, after such date. In the event these Articles are not received within such five (5) day period, then the corporate existence of the corporation shall commence upon the filing of these Articles of Incorporation by the Department of State, State of Florida.

IN WITNESS WHEREOF, I do hereby subscribe these Articles of Incorporation on July 10, 1996, in the City of West Palm Beach, State of Florida.

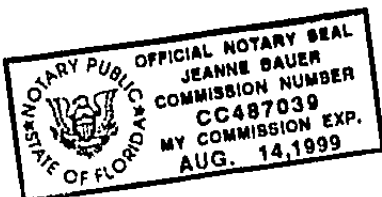


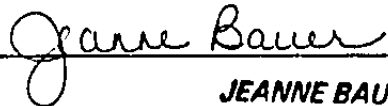
ARTHUR J. MENOR
INCORPORATOR

STATE OF FLORIDA)
) ss.:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 10th day of July, 1996, by Arthur J. Menor, who is personally known to me or who has produced _____ as identification.

OFFICIAL NOTARIAL SEAL:





JEANNE BAUER

(type, print, or stamp name)
Notary Public

My Commission Expires:

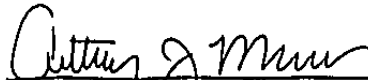
Commission No.: _____

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 607.0505, Florida Statutes (1995), the undersigned corporation organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is 350 Realty Corp.
2. The name and address of the registered agent and office is:

Arthur J. Menor, Esquire
Shutts & Bowen
250 Australian Avenue South, Suite 500
West Palm Beach, Florida 33401

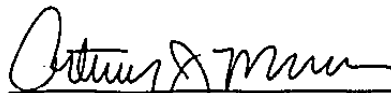


Arthur J. Menor
Incorporator

Date: July 10, 1996

FILED
96 JUL 5 AM 11:54
TALLAHASSEE, FLORIDA

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 I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I ACCEPT THE DUTIES AND OBLIGATIONS OF SECTION 607.0505, FLORIDA STATUTES (1993).



Arthur J. Menor
Registered Agent

Date: July 10, 1996