

JAN. 27. 2004 11:10AM Mions CORPORATION INC CO

NO. 421

P. 1
Page 1 of 1

PO4000018725

Florida Department of State
Division of Corporations
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To:
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From:
Account Name : CORPORATION SERVICE COMPANY
Account Number : I20000000195
Phone : (850) 521-1000
Fax Number : (850) 558-1575

FLORIDA PROFIT CORPORATION OR P.A.

MB REALTY INTERNATIONAL CORP.

Certificate of Status	0
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JAN. 27. 2004 11:10AM

CORPORATION SVC CO

NO. 421 P. 2
H04000018661 3

**ARTICLES OF INCORPORATION
OF
MB REALTY INTERNATIONAL CORP.**

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TALLAHASSEE, FLORIDA

ARTICLE I

The name of the corporation is MB REALTY INTERNATIONAL CORP., and its mailing address and principal place of business is 5801 Congress Avenue, Boca Raton, Florida 33487.

ARTICLE II

The corporation shall have perpetual existence.

ARTICLE III

The corporation is organized for the purpose of the transaction of any and all lawful business for which corporations may be incorporated, pursuant to Chapter 607, Florida Statutes, known as the Florida Business Corporation Act.

ARTICLE IV

The corporation is authorized to issue one thousand (1,000) shares of capital stock of the par value of One Dollar (\$1.00) each.

ARTICLE V

The street address of the initial registered office of the corporation is 500 East Broward Boulevard, Suite 1950, Fort Lauderdale, Florida 33394 and the name of the initial registered agent of the corporation at that address is Geoffrey S. Mornbach.

ARTICLE VI

The corporation shall have initially one (1) director. The number of directors may be either increased or decreased from time to time as determined by the By-Laws.

H04000018661 3

JAN. 27. 2004 11:11AM

CORPORATION SVC CO

NO. 421 P. 3
HU4000018661 3

The name and address of the initial director of the Corporation is:

Marybeth Sheehan
5801 Congress Avenue
Boca Raton, Florida 33487

ARTICLE VII

The name and address of the person signing these Articles is: Geoffrey S. Mombach, 500 East Broward Boulevard, Suite 1950, Fort Lauderdale, Florida 33394-3079.

ARTICLE VIII

The By-Laws of the corporation may be adopted, altered, amended, or repealed by either the Board of Directors or the shareholders. Any By-Law adopted by the shareholders may provide that one or more provisions thereof shall not be altered, amended or repealed by the Board of Directors, in which case such provisions may be amended, altered or repealed only by the shareholders.

ARTICLE IX

The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

ARTICLE X

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

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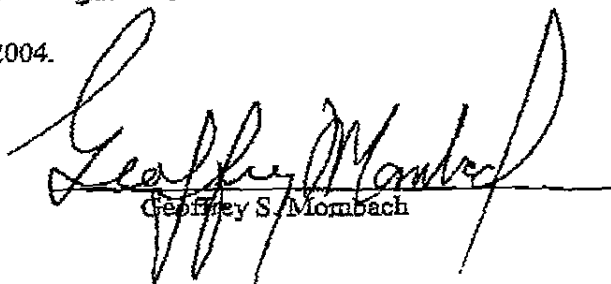
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CORPORATION SVC CO

NO. 421 P. 4

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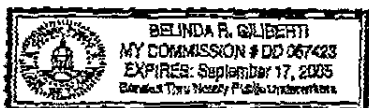
IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation, this 26th day of January, 2004.

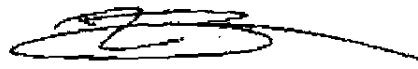

Geoffrey S. Mombach

STATE OF FLORIDA)

COUNTY OF BROWARD)

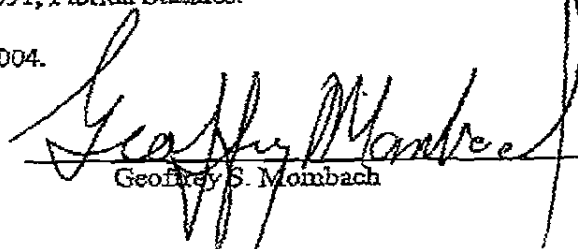
The foregoing Articles of Incorporation was acknowledged before me this 26 day of January, 2004, by Geoffrey S. Mombach, who is personally known to me.




Typed/Printed Name: Belinda R. Giliberti
Notary Public - State of Florida
Commission Expires: Sept. 17, 2005
Commission Number: DD 057423

I, Geoffrey S. Mombach, hereby accept the designation of Resident Agent for service of process upon **MB REALTY INTERNATIONAL CORP.**, a corporation within the State of Florida, in accordance with Section 48.091, Florida Statutes.

DATED this 26th day of January, 2004.


Geoffrey S. Mombach

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NO. 421 P. 5
H04000018661 3

THIS INSTRUMENT PREPARED BY:

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Fort Lauderdale, Florida 33394
Florida Bar No. 355976
(954) 467-2200

H04000018661 3