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CONTACT: RAY STORMONT PHONE: (305)541-3694 FAX #: (305)541-3770

NAME: MII JONES REALTY, INC.
AUDIT NUMBER.....H96000017013
DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.
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12/5/96

ARTICLES OF INCORPORATION

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OF

H96000017013

MIMI JONES REALTY, INC.

The undersigned, for the purpose of forming a corporation under the Florida General Corporation Act, adopts the following Articles of Incorporation:

ARTICLE I

NAME

The name of the corporation is MIMI JONES REALTY, INC.

ARTICLE II

ADDRESS OF PRINCIPAL OFFICE/MAILING ADDRESS OF CORPORATION

The address of the principal office of the corporation and mailing address is 1748 N.E. 146 Street, North Miami, Florida 33181.

ARTICLE III

AUTHORIZED SHARES

The aggregate number of shares which the corporation is authorized to issue is 1000 at One (\$1.00) Dollar Par Value.

ARTICLE IV

STREET ADDRESS OF INITIAL REGISTERED OFFICE AND NAME OF INITIAL REGISTERED AGENT

The street address of the initial registered office of the corporation is 11900 Biscayne Boulevard, Suite 301, North Miami, Florida 33181. The name of the initial registered agent at that office is Richard A. Golden.

ARTICLE V

NAME AND ADDRESS OF INCORPORATOR

The name and address of the incorporator is Mirlande Jones, 1748 N.E. 146 Street, North Miami, Florida 33181.

ARTICLE VI

DURATION AND PURPOSE

The duration of the corporation is perpetual and it is organized for the purpose of transacting any and all lawful business permitted under the laws of the State of Florida.

ARTICLE VII

NAME OF DIRECTOR/OFFICER

The President/Secretary/Treasurer and Director of the corporation shall be Mirlande Jones, whose address is 1748 N.E. 146 Street, North Miami, Florida 33181. The Vice President of the corporation shall be Guy Louhisdon, whose address is 1748 N.E. 146 Street, North Miami, Florida 33181.

Prepared by: Richard A. Golden
Florida Bar No. 270271
11900 Biscayne Blvd., Suite 301
North Miami, Florida 33180
305-899-1800

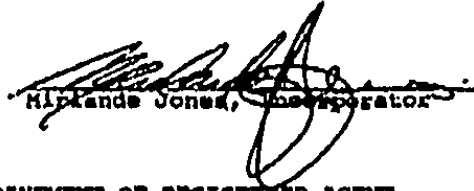
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**ARTICLE VIII
INDEMNIFICATION**


The corporation shall indemnify each director, officer and shareholder of the corporation against any and all liability and expense incurred by him in connection with or arising out of any action, suit or proceeding in which he may be involved, by reason of his being or having been an officer, director or shareholder of the corporation.


Highlands Jones, Incoporator

12-4-96
Date

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

Having been designated as the registered agent for the corporation at the place designated in the foregoing Articles of Incorporation, I declare that I am familiar with and accept the obligations of that position, and hereby accept same and agree to act in that capacity and agree to comply with the provisions of Florida law relative to keeping the registered office open.


Richard A. Golden, Registered Agent

12/4/96
Date

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