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FLORIDA PROFIT/NON PROFIT CORPORATION**MIRAMAR BUSINESS CENTER OWNERS' ASSOCIATION, INC.**

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J. Shivers APR 29 2009

**ARTICLES OF INCORPORATION
OF
MIRAMAR BUSINESS CENTER OWNERS' ASSOCIATION, INC.**

ARTICLE ONE

Name

The name of the corporation is Miramar Business Center Owners' Association, Inc.

ARTICLE TWO

Not For Profit Corporation

The corporation shall be a not for profit corporation organized pursuant to the provisions of the Florida Not For Profit Corporation Act (the "Act").

ARTICLE THREE

Purposes

The purpose for which the corporation is organized is to engage in the transaction of any or all lawful business for which corporations may be incorporated under the Act, including but not limited to, the purposes described in the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Miramar Business Center, dated March 26, 2001, and recorded as Instrument No. 101103838, Broward County, Florida records (the "Declaration").

ARTICLE FOUR

Initial Registered Office and Agent

The street address of the initial registered office of the corporation is 1200 South Pine Island Road, Plantation, Florida 33324, and the name of its initial registered agent at such address is C T Corporation System. The written acceptance of the initial registered agent, as required by the Act, is set forth following the signature of the incorporator and is made a part of these Articles of Incorporation.

ARTICLE FIVE

Initial Principal Office

The street and mailing address of the initial principal office of the corporation is c/o Industrial Developments International, Inc., 1100 Peachtree Street, Suite 1100, Atlanta, Georgia 30309.

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ARTICLE SIX
Initial Board of Directors

6.1 Election of Directors. The method of election of directors is set forth in the Bylaws of the corporation.

6.2 Initial Board of Directors. The initial Board of Directors of the corporation shall consist of four (4) members, whose names and addresses are as follows:

Gwen Erhardt
Industrial Developments International, Inc.
1100 Peachtree Street, Suite 1100
Atlanta, Georgia 30309

Joe Goss
Industrial Developments International, Inc.
515 East Las Olas Boulevard, Suite 960
Ft. Lauderdale, Florida 33301

Greg Rockenbaugh
Industrial Developments International, Inc.
1100 Peachtree Street, Suite 1100
Atlanta, Georgia 30309

Charlotte Robinson
Industrial Developments International, Inc.
1100 Peachtree Street, Suite 1100
Atlanta, Georgia 30309

ARTICLE SEVEN
Limitation of Director Liability

A director of the corporation shall, to the full extent permitted by the Act as it now exists or as it may hereafter be amended, not be liable to the corporation or its members for monetary damages for breach of fiduciary duty as a director. Neither any amendment nor repeal of this Article Seven, nor the adoption of any provision of the Articles of Incorporation inconsistent with this Article Seven, shall eliminate or reduce the effect of this Article Seven in respect of any matter occurring, or any cause of action, suit or claim that, but for this Article Seven, would accrue or arise, prior to such amendment, repeal or adoption of an inconsistent provision.

ARTICLE EIGHT

Members

The corporation shall have members. The Board of Directors of the corporation shall have the power to admit members to the corporation in such manner, subject to such qualifications, and upon such terms and conditions and with such rights and privileges as may be provided from time to time in the Bylaws of the corporation and as are not inconsistent with any provision of these Articles of Incorporation or the Declaration (as defined in Article Three). Members may be divided into one or more classes.

ARTICLE NINE

Acceptance of Property and Obligations

Under the terms of the Declaration, the Developer (as defined in the Declaration) has the right to transfer to the corporation certain property and the rights and duties of the Developer. Such right of the Developer is hereby acknowledged, and the corporation hereby agrees to, and hereby does, accept, assume and agree to perform all obligations in connection with any and all such property, rights and duties transferred to the corporation by the Developer. The Developer shall have the right to transfer such property, rights and duties by filing for record in the appropriate public records instruments effecting such transfer, and upon such filing the corporation shall be deemed to have irrevocably accepted such transfer. In order to amend this Article Nine, the corporation must obtain the prior written consent of the Developer.

ARTICLE TEN

Incorporator

The name and address of the incorporator is as follows:

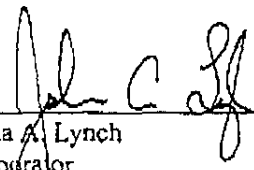
Joshua A. Lynch
Alston & Bird LLP
1201 West Peachtree Street
Atlanta, Georgia 30309-3424

ARTICLE ELEVEN

Amendments

Except as provided in Article Nine, these Articles of Incorporation may be amended at any time and from time to time by the affirmative vote of a majority of all of the directors then in office.

IN WITNESS WHEREOF, the undersigned executes these Articles of Incorporation this
28th day of April, 2009.




Joshua A. Lynch
Incorporator

ACCEPTANCE OF INITIAL REGISTERED AGENT

Having been named as the initial registered agent and to receive service of process for the above stated corporation at the place designated in these Articles of Incorporation, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relative to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent.

C T CORPORATION SYSTEM

Dated: April 28, 2009

By:  Chris McNeair
Name: _____
Title: _____ Assistant Secretary

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