

P00000005181



THE UNITED STATES  
CORPORATION  
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 553561 107284A

AUTHORIZATION :

COST LIMIT : \$ 78.75

*Patricia Pajito*

ORDER DATE : January 14, 2000

ORDER TIME : 2:14 PM

ORDER NO. : 553561-005

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CUSTOMER NO: 107284A

CUSTOMER: Peggy L. Carry, Esq  
PEGGY L. CARRY, P.A.  
PEGGY L. CARRY, P.A.  
Suite 300  
1515 North Federal Highway  
Boca Raton, FL 33432

DOMESTIC FILING

NAME: MIZNER GRANDE REALTY, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Janna Wilson

EXAMINER'S INITIALS:

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
00 JAN 18 AM 11:18

RECEIVED  
00 JAN 18 AM 8:56  
DIVISION OF CORPORATIONS  
TALLAHASSEE FLORIDA

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

00 JAN 18 AM 11:18

ARTICLES OF INCORPORATION  
OF  
MIZNER GRANDE REALTY, INC.

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

MIZNER GRANDE REALTY, INC.

The address of the principal office of this corporation shall be 783 Enfield Street, Boca Raton, Florida 33487 and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1,000 shares of common stock having \$1.00 par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 1201 Hays Street, Tallahassee, Florida 32301, and the name of the initial registered agent of the corporation at that address is Corporation Service Company.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have two Directors, initially. The names and addresses of the initial members of the Board of Directors are:

Ari Albinder	783 Enfield Street
Dir.	Boca Raton, FL 33487

Peggy L. Carry	1515 North Federal Highway, Suite 300
Dir.	Boca Raton, FL 33432

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DIVISION OF CORPORATIONS

00 JAN 18 AM 11:18

ARTICLE VII. INCORPORATOR

The name and street address of the incorporator to  
these Articles of Incorporation:

Corporation Service Company  
1201 Hays Street  
Tallahassee, Florida 32301

IN WITNESS WHEREOF, the undersigned agent of  
Corporation Service Company, has hereunto set their hand  
and seal of Corporation Service Company on January 17, 2000.

CORPORATION SERVICE COMPANY

By: Deborah D. Skipper  
It's Agent, Deborah D. Skipper

ACCEPTANCE OF REGISTERED AGENT DESIGNATED  
IN ARTICLES OF INCORPORATION

Corporation Service Company, a Delaware  
corporation authorized to transact business in this  
State, having a business office identical with the  
registered office of the corporation named above, and  
having been designated as the Registered Agent in the  
above and foregoing Articles, is familiar with and  
accepts the obligations of the position of Registered  
Agent under Section 607.0505, Florida Statutes.

CORPORATION SERVICE COMPANY

By: Deborah D. Skipper  
It's Agent, Deborah D. Skipper

SKD/jjw