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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

BROOKS C. MILLER

March 10, 2000

Secretary of State
Division of Corporations
409 East Gaines
Tallahassee, Florida 32399

Re: *Susan Holdings Inc.*
The Poinciana Company/The Poinciana Group

Gentlemen:

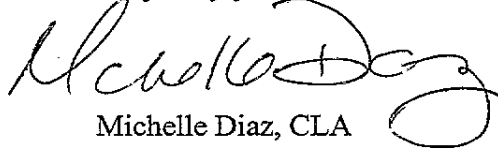
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****175.00 *****87.50

Enclosed herewith for filing are the following documents pertaining to the above-referenced corporation:

1. Original Articles of Incorporation for The Poinciana Company and The Poinciana Group.
2. Copy of the Articles of Incorporation to be stamped and returned to me.
3. Duly executed appointment of registered agent form and statement of acceptance.
4. Check in the amount of \$87.50, covering the filing fee, certified copy, certificate of status and cost of registered agent designation.

If you have any questions regarding this matter, please feel free to contact our office.

Very truly yours,



Michelle Diaz, CLA
Certified Legal Assistant to
Brooks C. Miller, Esq.

md
Enclosures

W-184/16
W-75/11
Pit 3/2/2000
Pit 8/7/00



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

July 24, 2000

BROOKS C. MILLER, ESQ.
4600 FIRST UNION FINANCIAL CENTER
200 S BISCAYNE BLVD
MIAMI, FL 33131-2311

SUBJECT: SWAN HOLDINGS, INC.
Ref. Number: W00000018416

We have received your document for SWAN HOLDINGS, INC. and your check(s) totaling \$175.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 607.0120(6)(b), or 617.0120(6)(b), Florida Statutes, requires that articles of incorporation be executed by an incorporator.

The registered agent must sign accepting the designation.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6915.

Pamela Hall
Document Specialist

Letter Number: 800A00040317

Brooks C. Miller, P.A.
Attorneys and Counselors at Law
1690 First Union Financial Center
200 South Biscayne Boulevard
Miami, Florida 33131-2311

E-mail: bmiller@brooksmiller.com
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Brooks C. Miller

August 4, 2000

Pamela Hall
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

Re: The Poinciana Company/Swan Holdings Inc.

Dear Ms. Hall:

Please accept our original and one copy of SWAN HOLDINGS, INC.'s Articles of Incorporation. The registered agent has signed accepting the designation.

If you have any questions concerning the above-referenced documents, please do not hesitate to contact me.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michelle Diaz", with a large, stylized flourish at the end.

Michelle Diaz, CLA

encl.

Articles of Incorporation
of
Swan Holdings, Inc.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the Florida Business Corporation Act the undersigned, acting as Incorporator of a corporation, hereby adopts the following Articles of Incorporation for such Corporation:

The undersigned incorporators, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

Article I
Name

The name of the Corporation is Swan Holdings, Inc.

Article II
Corporate Existence

The Corporation's existence shall be perpetual and shall be effective upon the filing of these Articles of Incorporation with the Florida Department of State.

Article III
Stock

Section A. Authorized Common Voting Shares. The aggregate number of common voting shares which the Corporation is authorized to issue is 1,000 shares of no par value common voting stock.

1. **Voting Rights and Notice.** At all meetings of Shareholders, each Shareholder shall be entitled to one vote for each share of common voting stock held by him, which may be cast by the Shareholder in person or by proxy. The holders of common voting shares issued and outstanding, except where otherwise provided by law or by these Articles of Incorporation, shall have and possess the exclusive right to notice of Shareholders' meetings and the exclusive voting right and power.

2. **Dividends.** Except where otherwise provided by law or by these Articles of Incorporation, dividends may be paid on the common voting shares out of any assets at the time legally available therefor. Any dividend so declared shall be distributed among and paid to the holders of the outstanding common voting shares without distinction according to their respective shares.

3. **Liquidation.** Except where otherwise provided by law or by these Articles of Incorporation, in the event of the voluntary or involuntary liquidation, dissolution, or winding up of this Corporation, subject to all of the preferential rights of the holders of any preferred shares on distributions or otherwise, the holders of the

common voting shares shall be entitled to receive all of the remaining assets of the Corporation and such assets shall be distributed to the holders of the outstanding common voting shares without distinction according to their respective shares.

Section B. Cumulative Voting. There shall be no cumulative voting.

Section C. First Lien. The Corporation shall have a first lien upon the shares of any Shareholder for any debt or liability owing by such Shareholder to the Corporation.

Section D. Transfer of Shares of Indebted Shareholder. If a Shareholder shall be indebted to the Corporation, the Directors may refuse to consent to a transfer of his or her shares until such indebtedness is paid, provided a copy of this Section or the substance thereof is written or printed upon the share certificates.

Article IV **Registered Agent And Office**

The address of the initial Registered Office of the Corporation is 200 S. Biscayne Blvd. Suite 1690, Miami, Florida 33131, and the name of its initial Registered Agent at such address is Brooks C. Miller.

Article V **Principal Office**

The address of the principal office of the Corporation is 8065 SW 107 Ave Unit 323, Miami, Florida 33173.

Article VI **Incorporator**

The name and address of the Incorporator is:

Brooks C. Miller
200 S. Biscayne Blvd. Suite 1690
Miami, Florida 33131

Article VII **Purpose And Power**

The Corporation shall be formed for any lawful purposes and shall have unlimited power to engage in and to do any lawful act concerning any and all lawful businesses for which corporations may be organized under the Florida Business Corporation Act.

All activities that a Florida Corporation may lawfully conduct including but not limited to holding title to and managing residential and commercial real estate.

In connection with the above-mentioned purposes, the Corporation shall have the power to invest its funds in real property and securities, to acquire, own, and dispose of real and personal property, and to do all other acts

incidental and necessary to the accomplishment of the foregoing purposes, to the extent permitted under the Florida Business Corporation Act.

Article VIII **Directors**

The number of Directors constituting the initial Board of Directors is two. The names and addresses of the persons, who are to serve as Directors until the first annual meeting of Shareholders or until their successors are elected and shall qualify, are:

Name and Address

Eric Reardon
8065 S.W. 107 Avenue Unit 323
Miami, Florida 33173

Heather Swanson
8065 S.W. 107 Avenue Unit 323
Miami, Florida 33173

After the initial Board of Directors, the Board shall consist of such number of Directors as shall be fixed by the Bylaws of the Corporation.

Each Director shall hold office for the term for which he or she is elected and until his or her successor shall have been elected and qualified, unless removed from office by a majority vote of the Shareholders represented at a special meeting of Shareholders properly called and held in accordance with the Articles of Incorporation and Bylaws of the Corporation.

Article IX **Officers**

The Officers of the Corporation may consist of a President, one or more Vice Presidents, a Secretary, a Treasurer, and such other Officers and assistant Officers as shall be named by the Board of Directors pursuant to the Bylaws of the Corporation. The initial Officers of the Corporation, who shall serve as such until the first meeting of the Board of Directors or until their successors are elected and shall qualify, are:

Office

Name and Address

President

Eric Reardon
8065 S.W. 107 Avenue Unit 323
Miami, Florida 33173

Secretary

Eric Reardon
8065 S.W. 107 Avenue Unit 323
Miami, Florida 33173

Article X **Corporate Seal**

This Corporation shall have a corporate seal.

Article XI
Real Estate Documents

All conveyances and mortgages of and leases relating to real property made by the Corporation shall be executed by the President, and all releases of mortgages, liens, judgments, or other claims that are required by law to be made of record may be executed by the President.

Article XII
Non-Liability Of Directors

A Director of this Corporation shall not be personally liable to the Corporation or its stockholders for monetary damages for breach of fiduciary duty as a Director, except for liability (i) for any breach of the Director's duty of loyalty to the Corporation or its Shareholders, (ii) for acts or omissions not in good faith or which involve intentional misconduct or knowing violation of the law, (iii) for any transaction from which the Director derived an improper personal benefit, or (iv) acts or omissions for which non-liability is prohibited under the Florida Business Corporation Act. No amendment to or repeal of this Article shall apply to or have any effect on the liability or alleged liability of any Director of the Corporation for or with respect to any acts or omissions of such Director occurring prior to such amendment or repeal. If the Florida Business Corporation Act is hereafter changed to permit further elimination or limitation of the liability of Directors for monetary damages to the Corporation or its Shareholders, then the liability of a Director of this Corporation shall be eliminated or limited to the full extent then permitted.

Article XIII
Indemnification Of Officer-Directors

This Corporation shall indemnify an Officer-Director of this Corporation, and each Officer-Director of this Corporation who is serving or who has served, at the request of this Corporation, as a director, officer, partner, trustee, employee or agent of another corporation, partnership, joint venture, trust, other enterprise or employee benefit plan to the fullest extent possible against expenses, including attorneys' fees, judgments, penalties, fines, settlements and reasonable expenses, actually incurred by such Officer-Director or person relating to his or her conduct as an Officer-Director of this Corporation or as a director, officer, partner, trustee, employee or agent of another corporation, partnership, joint venture, trust, other enterprise or employee benefit plan, except that the mandatory indemnification required by this sentence shall not apply (i) to a breach of an Officer-Director's duty of loyalty to the Corporation or its Shareholders, (ii) for acts or omissions not in good faith or which involve intentional misconduct or knowing violation of the law, (iii) for a transaction from which an Officer-Director derived an improper personal benefit, (iv) acts or omissions for which indemnification is prohibited under the Florida Business Corporation Act, or (v) against judgments, penalties, fines and settlements arising from any proceeding by or in the right of the Corporation, or against expenses in any such case where such Officer-Director shall be adjudged liable to the Corporation.


The indemnification provided in this Article shall not be deemed exclusive of any other rights to which a person indemnified may be entitled under any

Bylaw, agreement, vote of Shareholders, or disinterested Directors or otherwise, both as to action in the official capacity of such person and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be an Officer-Director and shall inure to the benefit of the heirs, executors, and administrators of such person.

Article XIV
Amendment Of Articles

The Corporation reserves the right to amend, alter, change, or repeal any provisions contained in these Articles of Incorporation in the manner now or hereafter prescribed by statute and all rights conferred upon Shareholders herein are granted subject to this reservation.

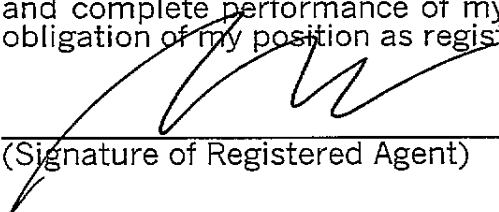
Dated July 12, 2000.



Brooks C. Miller
Incorporator

Acceptance

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.



(Signature of Registered Agent)

July 12, 2000

(Date)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA