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660 East Jefferson Street
Tallahassee, FL 32301
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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CORPORATION(S) NAME

J.C. DeNiro Veromar Property, Inc.

<input checked="" type="checkbox"/> Profit	<input type="checkbox"/> Amendment	<input type="checkbox"/> Merger
<input type="checkbox"/> Nonprofit		
<input type="checkbox"/> Foreign	<input type="checkbox"/> Dissolution/Withdrawal	<input type="checkbox"/> Mark
	<input type="checkbox"/> Reinstatement	
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Annual Report	<input type="checkbox"/> Other
<input type="checkbox"/> LLC	<input type="checkbox"/> Name Registration	<input type="checkbox"/> Change of RA
	<input type="checkbox"/> Fictitious Name	<input type="checkbox"/> UCC
<input checked="" type="checkbox"/> Certified Copy	<input type="checkbox"/> Photocopies	<input type="checkbox"/> CUS
<input type="checkbox"/> Call When Ready	<input type="checkbox"/> Call If Problem	<input type="checkbox"/> After 4:30
<input checked="" type="checkbox"/> Walk In	<input type="checkbox"/> Will Wait	<input checked="" type="checkbox"/> Pick Up
<input type="checkbox"/> Mail Out		

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DIVISION

11-20

ARTICLES OF INCORPORATION
OF
J.C. DeNIRO VEROMAR PROPERTY, INC.

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TALLAHASSEE, FLORIDA

The Incorporator named herein does hereby subscribe to and file these Articles of Incorporation for the purpose of organizing a corporation under the Florida Business Corporation Act.

ARTICLE I
NAME

The name of this Corporation is:

J.C. DeNIRO VEROMAR PROPERTY, INC.

ARTICLE II
PURPOSE

This Corporation is organized for the purpose of transacting any or all lawful business for which corporations may be incorporated under the Florida Business Corporation Act.

ARTICLE III
CAPITAL STOCK

This Corporation is authorized to issue Seven Thousand Five Hundred (7,500) shares of One Dollar (\$1.00) par value common stock.

ARTICLE IV
PRINCIPAL OFFICE/MAILING ADDRESS OF CORPORATION

The principal office and mailing address of this corporation is:

822 East Atlantic Avenue
Delray Beach, Florida 33483

ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT

The initial registered agent and the street address of the initial registered office of this Corporation in the State of Florida is:

John C. DeNiro
822 East Atlantic Avenue
Delray Beach, Florida 33483

ARTICLE VI
PRE-EMPTIVE RIGHTS

Each shareholder of the Corporation shall have full pre-emptive rights to acquire proportional amounts of the Corporation's unissued shares upon the decision of the Board of Directors to issue shares.

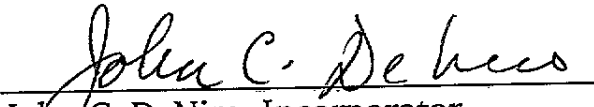
ARTICLE VII
INCORPORATOR

The name and street address of the Incorporator is:

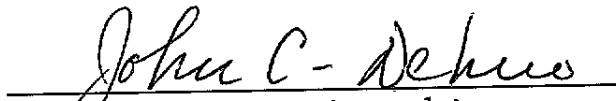
John C. DeNiro
822 East Atlantic Avenue
Delray Beach, Florida 33483

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TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the undersigned Incorporator and Registered Agent have
executed these Articles of Incorporation this 17 day of November, 2000.


John C. DeNiro, Incorporator

THE UNDERSIGNED, named as the registered agent in Article V of these Articles of
Incorporation, hereby accepts the appointment as such registered agent, agrees to act in this
capacity, and acknowledges that he is familiar with, and accepts the obligations imposed
upon registered agents under the Florida Business Corporation Act, including specifically
Section 607.0505.


John C. DeNiro, Registered Agent