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To:
Division of Corporations
Fax Number : (850)922-4001

From:
Account Name : CORPORATION SERVICE COMPANY
Account Number : I20000000195
Phone : (850)521-1000
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FLORIDA PROFIT CORPORATION OR P.A.

ISLAND POINT 2000 REALTY, INC.

Certificate of Status	0
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Page Count	05
Estimated Charge	\$70.00

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ARTICLES OF INCORPORATION
OF
ISLAND POINT 2000 REALTY, INC.

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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:

ISLAND POINT 2000 REALTY, INC.

The address of the principal office of this corporation shall be P.O. Box 4311, Miami Beach, Florida 33141, 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 500 shares of common stock having \$1.00 par value per share.

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ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be c/o Green, Kahn & Piotkowski, P.A., 317 71st Street, Miami Beach, Florida 33141, and the name of the initial registered agent of the corporation at that address is Donald J. Kahn.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. OFFICERS AND DIRECTORS

This corporation shall have one officer and one director, initially. The name and street address of the initial officer and director who shall hold office for the first year of the corporation, or until his successor is elected or appointed is:

Robert Heimann, Director
President, Secretary, Treasurer

P.O. Box 4311
Miami Beach, FL 33141

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

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IN WITNESS WHEREOF, the undersigned agent of Corporation Service Company, has hereunto set their hand and seal of Corporation Service Company, on December 15, 2000.

CORPORATION SERVICE COMPANY

By: Laura R. Dunlap
Its Agent, Laura R. Dunlap

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ACCEPTANCE OF REGISTERED AGENT
DESIGNATED IN THE ARTICLES OF INCORPORATION

DONALD J. KAHN ESQ., an individual residing in this state, having a business office identical with the registered office of the corporation named below, and having been designated as the Registered Agent in the forgoing Articles of Incorporation of Island Point 2000 REALTY INC. is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

By: *Donald J. Kahn Esq.*

Printed Name: DONALD J. KAHN ESQ.
OF GREEN, KAHN + Protokowski P.A.
Dated - Jan. 2, 2001

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