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ACCOUNT NO. : 072100000032
REFERENCE : 186287 8739A
AUTHORIZATION : Patricia Pignato
COST LIMIT : \$ 70.00

ORDER DATE : June 14, 2001
ORDER TIME : 12:24 PM
ORDER NO. : 186287-005
CUSTOMER NO: 8739A

CUSTOMER: Jonathan Shepard, Esq
Siegel Lipman Dunay & Shepard,
Llp
Suite 801
5355 Town Center Road
Boca Raton, FL 33486

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DIVISION OF CORPORATIONS
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DOMESTIC FILING

NAME: OLD OAKS REALTY, INC.

EFFECTIVE DATE: 700004420537--8

- ARTICLES OF INCORPORATION
- CERTIFICATE OF LIMITED PARTNERSHIP
- ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

- CERTIFIED COPY
- PLAIN STAMPED COPY
- CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Jeanine Reynolds - EXT. 1133
EXAMINER'S INITIALS:

FILED
2001 JUN 14 PM 2:51
SECRETARY OF STATE
TALLAHASSEE FLORIDA

JR/14/01

**ARTICLES OF INCORPORATION
OF
OLD OAKS REALTY, INC.**

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2001 JUN 14 PM 2:51

SECRETARY OF STATE
TALLAHASSEE FLORIDA

**ARTICLE 1
NAME**

The name of this Corporation is Old Oaks Realty, Inc.

**ARTICLE 2
PRINCIPAL PLACE OF BUSINESS**

The principal place of business of this Corporation shall be 1000 Clint Moore Road, Suite 110, Boca Raton, Florida 33487.

**ARTICLE 3
MAILING ADDRESS**

The mailing address of this Corporation shall be 1000 Clint Moore Road, Suite 110, Boca Raton, Florida 33487.

**ARTICLE 4
PURPOSES AND POWERS**

This Corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida.

**ARTICLE 5
CAPITAL STOCK**

The aggregate number of shares which this Corporation shall have authority to issue is One Hundred (100) shares of Common Stock, having a par value of One Cent (\$.01) per share, which shares of Common Stock, as a class, shall have unlimited voting rights and are entitled to receive the net assets of this Corporation upon dissolution.

**ARTICLE 6
INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this Corporation is 1000 Clint Moore Road, Suite 110, Boca Raton, Florida 33487, and the name of the initial registered agent of this Corporation at that address is Richard Finkelstein.

ARTICLE 7
INCORPORATOR

The name and address of the person signing these Articles of Incorporation, the Incorporator, is Richard Finkelstein, 1000 Clint Moore Road, Suite 110, Boca Raton, Florida 33487.

ARTICLE 8
AMENDMENT

This Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, as provided by law.

The undersigned Incorporator has executed these Articles of Incorporation this 13th day of June, 2001.



Richard Finkelstein, Incorporator

**CERTIFICATE OF
DESIGNATION OF REGISTERED AGENT
FOR
OLD OAKS REALTY, INC.**

FILED

2001 JUN 14 PM 2:51


SECRETARY OF STATE
TALLAHASSEE FLORIDA

Pursuant to Section 607.0505, Florida Statutes, the following is submitted:

Old Oaks Realty, Inc., desiring to organize under the laws of the State of Florida, with its registered office as indicated in the Articles of Incorporation, has named Richard Finkelstein, located at 1000 Clint Moore Road, Suite 110, Boca Raton, Florida 33487, County of Palm Beach, as its registered agent for service of process within this State.

ACKNOWLEDGEMENT:

Having been named to accept service of process for the above-stated Corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties and I accept the duties and obligations as set forth in Section 607.0505, Florida Statutes.


Richard Finkelstein