

**Electronic Articles of Incorporation
For**

**P02000017267
FILED
February 14, 2002
Sec. Of State**

REGENCY REALTY SERVICES, INC.

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

REGENCY REALTY SERVICES, INC.

Article II

The principal place of business address:

199 BOCA RATON RD.
1 A
BOCA RATON, FL. 33432

The mailing address of the corporation is:

1295 NE 4TH COURT
BOCA RATON, FL. 33432

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

100

Article V

The name and Florida street address of the registered agent is:

GERALD J D'AMBROSIO
199 BOCA RATON
1 A
BOCA RATON, FL. 33432

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: GERALD J. D'AMBROSIO

Article VI

The name and address of the incorporator is:

GERALD J. D'AMBROSIO
199 BOCA RATON RD.
BOCA RATON, FL 33432

Incorporator Signature: GERALD J. D'AMBROSIO

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
ANTHONY V PELLEGRINI
1295 NE 4TH CT.
BOCA RATON, FL. 33432

Title: V
VINCENT J PELLEGRINI
199 BOCA RATON RD.
BOCA RATON, FL. 33432