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**FRANKLIN & NICHOLLS, C.P.A.'S, L.L.C.**  
CERTIFIED PUBLIC ACCOUNTANTS

1900 NW CORPORATE BLVD., SUITE 400 EAST  
BOCA RATON, FLORIDA 33431  
(561) 988-2512 Fax: (561) 988-2513

**ROBERT M. FRANKLIN, C.P.A., P.A.**

**GREGG E. NICHOLLS, C.P.A., P.A.**

February 11, 2002

Secretary of State  
Department of Corporations  
409 E. Gaines Street  
Tallahassee, FL 32399

900004911689--1  
-02/12/02-01052-006  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

RE: Ivy Lea Property Company, Inc.

TO WHOM IT MAY CONCERN:

Attached please find the appropriate Articles of Incorporation for the above referenced new corporation, along with a check in the amount of \$78.75 for the filing fee and certificate of status.

Please send the completed paperwork back to me at the following address:

Franklin & Nicholls, CPA's, LLC  
1900 NW Corporate Blvd.  
Suite 400 East  
Boca Raton, FL 33431

Regards,

  
Gregg E. Nicholls, CPA

GEN:ap

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
02 FEB 12 AM 10:20

bc  
2/15

702 9544

**ARTICLES OF INCORPORATION**  
**OF**  
**IVY LEA PROPERTY COMPANY, INC.**

The undersigned subscribers to these Articles of Incorporation, natural persons competent to contract, hereby form a corporation under the laws of the State of Florida.

**ARTICLE I - CORPORATE NAME**

The name of the corporation is **Ivy Lea Property Company, Inc**

**ARTICLE II - DURATION**

The corporation shall exist perpetually unless dissolved according to Florida law.

**ARTICLE III - PURPOSE**

The corporation is organized for the purpose of engaging in any activities or business permitted under the laws of the State of Florida.

**ARTICLE IV - CAPITAL STOCK**

The corporation is authorized to issue One thousand shares (1,000) of One Dollar (\$1.00) par value Common Stock, which shall be designated "Common Shares."

**ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT**

The initial principal office and mailing address of the corporation is:

Ivy Lea Property Company, Inc.  
901 SE 17th Street, Suite 203  
Ft. Lauderdale, FL 33316

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TALLAHASSEE, FLORIDA  
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The name and street address of the Initial Registered Agent of this corporation is:

Gregg E. Nicholls, C.P.A.  
1900 NW Corporate Blvd., Suite 400 East  
Boca Raton, FL 33431

#### **ARTICLE VI - INITIAL BOARD OF DIRECTORS**

The corporation shall have one (1) director initially. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than one (1). The name and address of the initial directors of the corporation shall be:

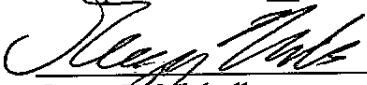
Michael Joyce  
901 SE 17th Street, Suite 203  
Ft. Lauderdale, FL 33316

#### **ARTICLE VII - INCORPORATORS**

The name and address of the incorporator signing these Articles of Incorporation is as follows:

Gregg E. Nicholls, CPA  
1900 NW Corporate Blvd., Suite 400 East  
Boca Raton, FL 33431

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 12th day of February, 2002.

  
\_\_\_\_\_  
Gregg E. Nicholls

**REGISTERED AGENT ACCEPTANCE**

I hereby acknowledge that I am familiar with and accept the duties of Registered Agent for Ivy Lea Property Company, Inc.

*Gregg E. Nicholls*  
Gregg E. Nicholls

**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

before me, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared:

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
02 FEB 12 AM 10:20

*Gregg E Nicholls*

*FL Drivers License*  
form of identification

known to me and known to be the person who executed the foregoing Articles of Incorporation, who acknowledged before me that they executed these Articles of Incorporation, that I relied upon the forms of identification of the above named persons as indicated opposite each name, and that an oath was not taken.

Witness my hand and official seal of the County and State last aforesaid this

*11<sup>th</sup>* day of *February*, 2002.

*Christine A Lynn*  
Notary signature

*Christine L. Lynn*  
Printed notary signature

