

**Electronic Articles of Incorporation
For**

P02000081177
FILED
July 25, 2002
Sec. Of State

BOCA-GARDENS EXCHANGE INTERMEDIARY, 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:

BOCA-GARDENS EXCHANGE INTERMEDIARY, INC.

Article II

The principal place of business address:

2424 NORTH FEDERAL HWY
SUITE 314
BOCA RATON, FL. 33431

The mailing address of the corporation is:

2424 NORTH FEDERAL HWY
SUITE 314
BOCA RATON, FL. 33431

Article III

The purpose for which this corporation is organized is:

TO ACT AS A QUALIFIED INTERMEDIARY AND EXCHANGE
ACCOMMODATION TITLEHOLDER FOR 1031 "LIKE KIND" EXCHANGES,
AND ANY AND ALL OTHER LAWFUL BUSINESS.

Article IV

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

1000

Article V

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

JENNIFER G LEE
14861 TWISTED TREE TRAIL
PALM BEACH GARDENS, FL. 33418

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

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Registered Agent Signature: JENNIFER G. LEE

Article VI

The name and address of the incorporator is:

JENNIFER G. LEE
14861 TWISTED TREE TRAIL
PALM BEACH GARDENS, FL 33418

Incorporator Signature: JENNIFER G. LEE