

P04000/22234

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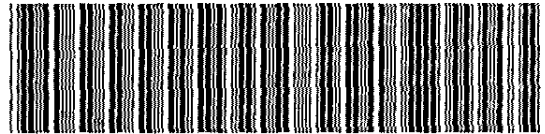
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REGIONAL STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

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08-24-04



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 859899 5030952

AUTHORIZATION :

Patricia Pigato

COST LIMIT : \$ 87.50

ORDER DATE : August 24, 2004

ORDER TIME : 10:33 AM

ORDER NO. : 859899-005

CUSTOMER NO: 5030952

CUSTOMER: Mr. Josh Krut
Phillips, Eisinger & Brown

Suite 265, South
4000 Hollywood Boulevard
Hollywood, FL 33021

DOMESTIC FILING

NAME: ZUCKERMAN HOMES AT LIVINGSTON,
INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sara Lea - EXT. 2914

EXAMINER'S INITIALS: _____

F: 1/2

**ARTICLES OF INCORPORATION
OF
ZUCKERMAN HOMES AT LIVINGSTON, INC.**

We, the undersigned, for the purpose of forming a corporation in accordance with the laws of the State of Florida, acknowledge and file these Articles of Incorporation in the Office of the Secretary of the State of Florida.

**I.
NAME**

The name of this corporation shall be ZUCKERMAN HOMES AT LIVINGSTON, INC.

**II.
PRINCIPAL OFFICE**

The initial principal office of this corporation shall be:

3111 University Drive, Suite 610
Coral Springs, Florida 33065

**III.
CAPITAL STOCK**

This corporation is authorized to issue 1,000 shares of common stock, which shall be designated "Common Shares".

**IV.
INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this corporation is 4000 Hollywood Boulevard, Suite 265-South, Hollywood, Florida 33021, and the initial registered agent of this corporation at that address is Gary L. Brown.

**V.
INITIAL BOARD OF DIRECTORS**

This corporation shall have three (3) Directors initially. The number of Directors may be increased or decreased from time to time by the By-Laws but there shall never be less than three directors. The names and addresses of the initial Directors of this corporation are:

Andrew Zuckerman

3111 University Drive, Suite 610
Coral Springs, Florida 33065

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TALLAHASSEE, FLORIDA

Steven Zuckerman

3111 University Drive, Suite 610
Coral Springs, Florida 33065

David Zuckerman

3111 University Drive, Suite 610
Coral Springs, Florida 33065

VI.

INCORPORATOR

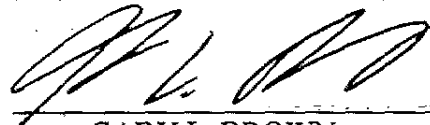
The name and address of the person signing these Articles is Gary L. Brown, 4000 Hollywood Boulevard, Suite 265-South, Hollywood, Florida 33021.

VII.

INDEMNIFICATION

The corporation shall indemnify any Officer or Director, or any former Officer or Director, to the full extent permitted by law.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23 day of August, 2004.

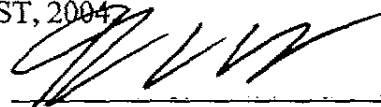


GARY L. BROWN

ACCEPTANCE OF REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN ARTICLE IV OF THESE ARTICLES OF INCORPORATION, THE UNDERSIGNED HEREBY AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO COMPLY WITH THE COMPLETE DISCHARGE OF ITS DUTIES.

DATED THIS 23 DAY OF AUGUST, 2004



GARY L. BROWN

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

BEFORE ME, a Notary Public authorized in the county and state set forth above, personally appeared GARY L. BROWN, known to me and known by me to be the person who, as Incorporator, executed the foregoing Articles of Incorporation of ZUCKERMAN HOMES AT LIVINGSTON, INC., and he acknowledged before me that he executed those Articles of Incorporation. He is personally known to me.

My Commission Expires:

Notary Public, State of Florida
Print Name: _____