

09/28/2005 15:42

BERGER SINGELMAN - FORT LAUDERDALE

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Division of Corporations

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Florida Department of State
Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 205-0381

From:

Account Name : BERGER SINGELMAN - FORT LAUDERDALE
Account Number : I20020000154
Phone : (954) 525-9900
Fax Number : (954) 523-2872

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA PROFIT CORPORATION OR P.A.

Berger Realty Corp.

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ARTICLES OF INCORPORATION
OF
BERGER REALTY CORP.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, acting as Incorporator of a Florida corporation under the Florida Business Corporation Act, Chapter 607 of the Florida Statutes, hereby causes to be delivered the following Articles of Incorporation:

ARTICLE I
NAME

The name of the corporation shall be Berger Realty Corp. (hereinafter, the "Corporation").

ARTICLE II
PRINCIPAL OFFICE

The street address of the principal office of the Corporation is 1600 SE 17th Street Causeway, Suite 200, Ft. Lauderdale, Florida 33316.

ARTICLE III
MAILING ADDRESS

The mailing address of the Corporation is 824 SE 6th Street, Ft. Lauderdale, Florida 33301.

ARTICLE IV
AUTHORIZED SHARES

The Corporation is authorized to issue 10,000 shares of common stock, par value \$.01 per share.

ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT

The address of the Corporation's initial registered office is 350 E. Las Olas Blvd., Suite 1000, Ft. Lauderdale, Florida 33301 and the name of its initial registered agent at such address is BSPA Corporate Services, Inc.

ARTICLE VI
INCORPORATOR

The name and address of the Incorporator of the Corporation are Lloyd C. Berger, 824 SE 6th Street, Ft. Lauderdale, Florida 33301.

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IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation
as of the 18th day of September, 2005.

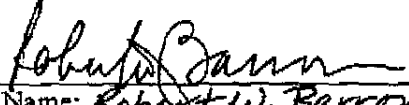
2005 SEP 28 A 9:06


Lloyd C. Berger, Incorporator
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE OF DESIGNATION OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the Corporation at the place designed in Article V of the Articles of Incorporation, the undersigned hereby accepts the appointment as registered agent and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of such duties, and is familiar with and accepts the obligations of such position as registered agent as provided for in Chapter 607, F.S.

BSPA CORPORATE SERVICES, INC.

By: 
Name: Robert W. Barron
Title: Vice President