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From:

Account Name : BILZIN SUMBERG BAENA PRICE & AXELROD LLP
Account Number : 075350000132
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Fax Number : (305) 351-2122

FLORIDA PROFIT/NON PROFIT CORPORATION

LNR REFSG PAYROLL CORP.

Certificate of Status	1
Certified Copy	1
Page Count	04
Estimated Charge	\$87.50

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**ARTICLES OF INCORPORATION
OF
LNR REFSG PAYROLL CORP.**

ARTICLE I - NAME

The name of this corporation is LNR REFSG PAYROLL CORP.

ARTICLE II - PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office and mailing address of this corporation is:

1601 Washington Avenue, Suite 700
Miami Beach, Florida 33139.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting any or all lawful business.

ARTICLE IV - CAPITAL STOCK

The aggregate number of shares which this corporation shall have authority to issue is Five Thousand (5000) shares of common stock, each share having a par value of \$1.00.

ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is:

1601 Washington Avenue, Suite 700
Miami Beach, Florida 33139.

and the name and address of the initial registered agent of this corporation are:

Thomas F. Nealon III
1601 Washington Avenue, Suite 700
Miami Beach, Florida 33139.

ARTICLE VI - COMMENCEMENT

This corporation shall commence on the date on which these Articles of Incorporation are filed with the Secretary of State of Florida.

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ARTICLE VII - INCORPORATOR

The name and address of the person signing these Articles of Incorporation as incorporator are:

Thomas F. Nealon III
1601 Washington Avenue, Suite 700
Miami Beach, Florida 33139.

ARTICLE VIII - INITIAL BOARD OF DIRECTORS

The initial Board of Directors of this corporation shall be comprised of three (3) persons. The number of directors may be either increased or decreased from time to time as provided for in the By-laws of the corporation, but shall never be fewer than three (3). The names and addresses of the initial directors of this corporation are:

Robert B. Cherry
1601 Washington Avenue, Suite 700
Miami Beach, Florida 33139

Randolph J. Wolpert
1601 Washington Avenue, Suite 700
Miami Beach, Florida 33139

Ronald E. Schrager
1601 Washington Avenue, Suite 700
Miami Beach, Florida 33139.

ARTICLE IX - BY-LAWS

The power to alter, amend or repeal the By-laws of this corporation shall be vested in each of the Board of Directors and the shareholders of this corporation. The shareholders of this corporation may amend or adopt a by-law that fixes a greater quorum or voting requirement for shareholders (or voting groups of shareholders) than is required by law.

ARTICLE X - INDEMNIFICATION

This corporation shall indemnify any officer, director or incorporator, or any former officer, director or incorporator, of this corporation to the fullest extent permitted by law.

ARTICLE XI - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment thereto, and any right conferred upon the shareholders is subject to this reservation.

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IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation as incorporator thereof and in acceptance of his appointment as registered agent therein as of the 19th day of July, 2007.



Thomas F. Nealon III
Incorporator and Registered Agent

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