

**Electronic Articles of Incorporation
For**

P13000001158
FILED
January 04, 2013
Sec. Of State
tburch

LERNER PROPERTIES INCORPORATED

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:

LERNER PROPERTIES INCORPORATED

Article II

The principal place of business address:

6261 GREYCLIFF DR.
C
BOCA RATON, FL. US 33496

The mailing address of the corporation is:

6261 GREYCLIFF DR.
C
BOCA RATON, FL. US 33496

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

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

1,000

Article V

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

JUDAH B FLECHNER
6328 LONGBOAT LANE W.
B404
BOCA RATON, FL. 33433

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

Registered Agent Signature: JUDAH B. FLECHNER

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Article VI

The name and address of the incorporator is:

SHEILA DANG
101 N. BRAND BLVD.
10TH FLOOR
GLENDALE, CA 91203

Electronic Signature of Incorporator: SHEILA DANG, LEGALZOOM.COM, INC.

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: D,P
JODI LERNER
6261 GREYCLIFF DR., SUITE C
BOCA RATON, FL. 33496 US

Title: T
JODI LERNER
6261 GREYCLIFF DR., SUITE C
BOCA RATON, FL. 33496 US

Title: D,S
JUDAH B FLECHNER
6261 GREYCLIFF DR., SUITE C
BOCA RATON, FL. 33496 US