1201 HAYS STREET
TALLAHASSEE, FL 32301
(904) 222-9171
(904) 222-0191 FAX

800-342-8086

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CSC networks
PRENTICE HALL
LEGAL & FINANCIAL SERVICES

RECEIVED
96 MAR -6 AM 10:24
DIVISION OF CORPORATION

ACCOUNT NO. : 072100000032

REFERENCE : 870307 70570

AUTHORIZATION : Patricia Pizzato

COST LIMIT : $ 122.50

ORDER DATE : March 5, 1996

ORDER TIME : 2:59 PM

ORDER NO. : 870307

600001734176

CUSTOMER NO: 70570

CUSTOMER: Ms. Joan Ferraro
LEVY KNEEN WIENER KORNFELD &
DEL RUSSO
Suite 1000
1400 Centrepark Boulevard
West Palm Beach, FL 33401

DOMESTIC FILING

NAME: 709 WEST VINE STREET, INC.

FILED
96 MAR -5 PM 12:52
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
___ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
___ PLAIN STAMPED COPY
___ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Victoria L. Perez
EXAMINER'S INITIALS: T. BROWN MAR - 6 1996

FILED
96 MAR -5 PM 12:02
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
709 WEST VINE STREET, INC.

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

709 WEST VINE STREET, INC.

The address of the principal office of this corporation shall be 1400 Centrepark Boulevard, Suite 1000, East Palm Beach, Florida 33401, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 100 shares of common stock having $1.00 par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 1201 Hays Street, Tallahassee, Florida 32301, and the name of the initial registered agent of the corporation at that address is Corporation Service Company.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have one director, initially. The name and address of the initial member of the Board of Directors are:

Nick Cramer Dir.	1400 Centrepark Boulevard, Suite 1000 East Palm Beach, Florida 33401

ARTICLE VII. INCORPORATOR

The name and street address of the incorporator to these Articles of Incorporation:

Corporation Service Company
1201 Hays Street
Tallahassee, Florida 32301

IN WITNESS WHEREOF, the undersigned agent of Corporation Service Company, has hereunto set their hand and seal of Corporation Service Company on March 5, 1996.

CORPORATION SERVICE COMPANY

By: Laura R. Dunlap
Its Agent, Laura R. Dunlap

ACCEPTANCE OF REGISTERED AGENT DESIGNATED IN ARTICLES OF INCORPORATION

Corporation Service Company, a Delaware corporation authorized to transact business in this State, having a business office identical with the registered office of the corporation named above, and having been designated as the Registered Agent in the above and foregoing Articles, is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

CORPORATION SERVICE COMPANY

By: Laura R. Dunlap
Its Agent, Laura R. Dunlap

LEL/vlp

P96000020512

LAW OFFICES OF
HENDRY, STONER, SAWICKI & BROWN
PROFESSIONAL ASSOCIATION

FILED
95 SEP -3 AM 11:52
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

August 30, 1996

400001938414
-09/04/96--01108--014
*****87.50 *****87.50

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, Florida 32314

Re: 709 West Vine Street, Inc.

Gentlemen:

Enclosed please find original and one (1) copy of Articles of Amendment to Articles of Incorporation for 709 West Vine Street, Inc., along with our check in the amount of $87.50. Please have these Articles filed and return a certified copy to us as soon as possible.

If you have any questions, please do not hesitate to contact us. Thank you for your cooperation.

Very truly yours,

Jo Dettmore

Jo Dettmore
Legal Assistant

Enclosures

Amend & N/C

VS SEP 1 1 1996

FILED
96 SEP -3 AM 11:53
TALLAHASSEE FLORIDA

ARTICLES OF AMENDMENT

TO

ARTICLES OF INCORPORATION

OF

709 WEST VINE STREET, INC.

I, the undersigned, being the Sole Director of 709 WEST VINE STREET, INC., a Florida corporation, hereby certify that the following Amendment to the Articles of Incorporation is being made prior to the issuance of shares and was adopted by the Board of Directors without shareholder action and shareholder action was not required.

AMENDMENT

1. Article I of the Articles of Incorporation is hereby deleted in its entirety and replaced with the following:

"Article I. Name. The name of the Corporation is: VAN DER VALK, INC. The address of the corporation is P. O. Box 430401, Kissimmee, Florida 34743. The mailing address of the corporation is 200 East Robinson Street, Suite 500, Orlando, Florida 32801."

2. Article IV of the Articles of Incorporation is hereby deleted in its entirety and replaced with the following:

"Article IV. Registered Agent. The street address of the registered office of the corporation shall be 200 East Robinson Street, Suite 500, Orlando, Florida 32801, and the name of the registered agent at that address is Florida Corporate Support, Inc.".

In all other respects, the Articles of Incorporation shall remain as they were prior to this Amendment being adopted.

IN WITNESS WHEREOF, I hereby set my hand and seal this 23rd day of August, 1996.

Nick Cramer, Sole Director

(Corporate Seal)

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 23rd day of August, 1996 by Nick Cramer, Sole Director of 709 WEST VINE STREET, INC., a Florida corporation, on behalf of the corporation, who is personally known to me and who did take an oath.

Josephine A. Dettmore
Josephine A. Dettmore
Notary Public, State of Florida

JOSEPHINE A. DETTMORE
Notary Public, State of Florida
My Comm. Expires Nov. 8, 1998
Comm. No. CC419730

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of VAN DER VALK, INC. which is contained in the foregoing Articles of Incorporation. I am familiar with and accept the obligations of Section 607.0505 F.S.

DATED this 23rd day of August, 1996.

FLORIDA CORPORATE SUPPORT, INC.

By: G. Steven Brown
G. Steven Brown
Assistant Secretary