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DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.

NAME: SAQE REALTY CORP.

FAX AUDIT NUMBER: H96000004855

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**ARTICLES OF INCORPORATION
OF
SAGE REALTY CORP.**

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56 APR 4 PM 3:30
SECRET
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The undersigned incorporator, for the purposes of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation:

- FIRST:** The name of the Corporation is SAGE REALTY CORP. (the "Corporation").
- SECOND:** The principal office address and mailing address of the Corporation is 100 S.E. Second Street, Suite 3910, Miami, Florida 33131.
- THIRD:** The Corporation is authorized to issue 7,500 shares of common stock, par value \$1.00 per share.
- FOURTH:** The street address of the initial registered office of the Corporation is 100 S.E. Second Street, Suite 3910, Miami, Florida 33131 and the registered agent at that address is Norman S. Weider, Esq.
- FIFTH:** The name and address of the incorporator of the Corporation is: Norman S. Weider, Esq., 100 S.E. Second Street, Suite 3910, Miami, Florida 33131.
- SIXTH:** The Corporation expressly elects not to be governed by Section 607.0901 of the Florida Business Corporation Act, as amended from time to time, relating to affiliated transactions.
- SEVENTH:** The Corporation expressly elects not to be governed by Section 607.0902 of the Florida Business Corporation Act, as amended from time to time, relating to control share acquisitions.
- EIGHTH:** The corporate existence of the Corporation shall commence on April 4, 1996.

NAME OF PREPARER:
NORMAN S. WEIDER, Esq.
100 S.E. SECOND STREET
SUITE 3910
MIAMI, FLORIDA 33131
FLORIDA BAR NO. 150388
(305) 371-6338

WITNESS MY HAND
1996

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IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 4th day of April, 1996.


NORMAN S. WEIDER, Incorporator

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APR-04-1996 14:02

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ACCEPTANCE OF APPOINTMENT
OF
REGISTERED AGENT

I hereby accept the appointment as registered agent contained in the foregoing Articles of Incorporation and state that I am familiar with and accept the obligations of Section 607.0505 of the Florida Business Corporation Act.


NORMAN S. WEIDER
Registered Agent

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