

JUL-31'96 1452 FROM: XL CORP & RESEARCH 212-431-1441

TO: FLORIDA SOS

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FLORIDA DIVISION OF CORPORATIONS

((H96000010617))
TO: DIVISION OF CORPORATIONS FROM: PLUMBING/EXCAVATION
CORPORATE SERVICE

DEPARTMENT OF STATE
STATE OF FLORIDA
409 EAST GAINES STREET

62 WHITE ST

NEW YORK NY 10013-

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TALLAHASSEE, FL 32399
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CONTACT: CATHY LEACH
PHONE: (212) 431-5000
FAX: (212) 431-1441

((H96000010617))
OR P.A.

DOCUMENT TYPE: FLORIDA PROFIT CORPORATION

NAME: 418 REALTY CORP.

FAX AUDIT NUMBER: H96000010617

CURRENT STATUS: REQUESTED

DATE REQUESTED: 07/31/1996

TIME REQUESTED: 14:41:00

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DIVISION OF CORPORATIONS

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ARTICLES OF INCORPORATION
OF
418 REALTY CORP.

FILED
JUL 31 1996
CLERK OF THE COURT
JUL 31 1996

THE UNDERSIGNED sole incorporator, being a natural person competent to contract and desiring to form a corporation under Title XXXV, Chapter 607 of the revised Florida Statutes, herewith submits the following information:

1. The name of the corporation is **418 REALTY CORP.**
2. The duration of the corporation shall be perpetual.
3. The general purpose or purposes for which this corporation is being formed are to include the transaction of any or all lawful business for which corporations may be incorporated under this chapter.
4. The aggregate number of shares which the corporation shall have authority to issue is 1,000 shares, all without par value and of one class.
5. The principal address and mailing address of the corporation will be 4435 OLD WINTER GARDEN ROAD, ORLANDO, FL 32802 and the name of its initial registered agent at such address is **XL CORPORATE SERVICES.**
6. The number of directors constituting the initial board of directors is 1 and the name and address of each person who is to serve as a member thereof is as follows:

ANTHONY DELOENZO, 958 MADISON AVENUE, NEW YORK, NY 10021

7. The name and address of the sole incorporator is: **LIZ O'SULLIVAN, c/o BlumbergExcelsior Corporate Services, Inc., 62 White Street, 2nd Floor, New York, NY 10013.**

IN WITNESS WHEREOF, the undersigned, as sole incorporator of this corporation has executed these Articles of Incorporation.

Dated: 07/31/96


LIZ O'SULLIVAN
Sole Incorporator

BlumbergExcelsior
62 White Street
New York, NY 10013
H96000010617

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ACCEPTANCE OF APPOINTMENT

AS

REGISTERED AGENT

I, the undersigned, do hereby accept appointment as Registered Agent of 418 REALTY CORP.,
the within named corporation.

Dated: 7/31/96


XL CORPORATE SERVICES

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Blumberg Escalator
62 White Street
New York, NY 10013
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