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PRESIDENTIAL  
LEGAL & FINANCIAL SERVICES

ACCOUNT NO. : 072100000032

REFERENCE : [CUST#]

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : 9-12-96

ORDER TIME : 10:37 AM

ORDER NO. : 083354

CUSTOMER NO:

CUSTOMER: HALEY, SINAGRA, & PEREZ, P.A.  
100 SOUTHEAST THIRD AVENUE  
SUITE 1900  
FT. LAUDERDALE, FLORIDA 33394

700001945567  
09/12/96--01021--025  
\*\*\*\*122.50 \*\*\*\*122.50

DOMESTIC FILING

NAME: DART REAL ESTATE HOLDINGS,  
INC.

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: Daniel W Leggett

EXAMINER'S INITIALS:

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
96 SEP 12 PM 1:02

RECEIVED  
DIVISION OF CORPORATION  
96 SEP 12 AM 11:28

9/12/96

EFFECTIVE DATE

10/1/96

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
96 SEP 12 PM 1:02

**ARTICLES OF INCORPORATION**  
**OF**  
**DART REAL ESTATE HOLDINGS, INC.**

Each Incorporator of these Articles of Incorporation hereby presents these Articles of Incorporation to the Secretary of State of the State of Florida for the formation of a Corporation under the laws of the State of Florida.

**ARTICLE I**

The name of the corporation is:

**DART REAL ESTATE HOLDINGS, INC.**

**ARTICLE II**

- A. The Corporation is to exist perpetually.
- B. The corporate existence of this Corporation shall commence on October 1, 1996.

**ARTICLE III**

The maximum number of shares of stock that the Corporation is authorized to have outstanding at any time is one hundred (100) shares of One Dollar (\$1.00) par value common stock.

**ARTICLE IV**

The name of the initial registered agent and the street address of the registered office are as follows:

**Registered Agent**

**DEBRA L. ZELMAN, ESQ.**

**Address of Registered Office**

**100 SOUTHEAST THIRD AVENUE  
SUITE 1900  
FORT LAUDERDALE, FLORIDA 33394**

#### ARTICLE V

The name and post office address of the Incorporator of these Articles of Incorporation shall be:

Incorporator

DEBRA L. ZELMAN, ESQ.

Address

100 SOUTHEAST THIRD AVENUE  
SUITE 1900  
FORT LAUDERDALE, FLORIDA 33394

#### ARTICLE VI

The initial By-Laws shall be adopted by the Corporation's first Board of Directors. Thereafter, the power to alter, amend, or repeal the By-Laws shall be vested in the stockholders and the directors of the Corporation in the manner set forth in the By-Laws.

#### ARTICLE VII

The Corporation shall have four (4) directors initially. Thereafter, the number of directors may be increased or decreased in the manner set forth in the By-Laws, but in no event shall there be less than one (1) director, nor more than five (5) directors.

#### ARTICLE VIII

The principal office and mailing address of the Corporation shall be as follows:

Principal Office

Post Office Box 551446  
Fort Lauderdale, Florida 33355

Mailing Address

Post Office Box 551446  
Fort Lauderdale, Florida 33355

#### ARTICLE IX

The Corporation shall indemnify any officer or director or any former officer or director to the fullest extent permitted by law.

IN WITNESS WHEREOF, each incorporator has hereunto executed these Articles of Incorporation this 11<sup>th</sup> day of September, 1996, at Broward County, Florida.

  
DEBRA L. ZELMAN, ESQUIRE

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity, and further agree to comply with the provisions of all statutes relative to the proper and complete performance of its duties, and I am familiar with and accept the obligations of my position as registered agent.

Debra L. Zelman 9/11/96  
DEBRA L. ZELMAN, ESQ. Date

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