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120 HAY STREET
TALLAHASSEE, FL 32301-2607
904-291-9171
904-291-0393 FAX

800-342-8086

FILED



PRENTICE HALL
LEGAL & FINANCIAL SERVICES

ACCOUNT NO. : 072100000032

REFERENCE : 174900 80974A

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : December 4, 1996

ORDER TIME : 10:11 AM

ORDER NO. : 174900-005

CUSTOMER NO: 80974A

CUSTOMER: Beverly Donnelly, Legal Asst
POPKIN, SHURPIN & MACCARI,
P.A.
2499 Glades Road, Suite 114

Boca Raton, FL 33431

700002019587--4
-12/04/96--01071--019
****122.50 ****122.50

DOMESTIC FILING

NAME: MIZNER LAKE ESTATES, 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:

RECEIVED
96 DEC -4 AM 11:28
DIVISION OF CORPORATION

12-4-96

POPKIN & SHURPIN, P.A.

Attorneys at Law
2499 GLADES ROAD, SUITE 114
BOCA RATON, FLORIDA 33431

EDWARD D. POPKIN*
BARBRA T. SHURPIN**

BOCA RATON (561) 394-8333
PALM BEACH (561) 734-8507
BROWARD (954) 484-6200
FAX (561) 394-8413

* ALSO ADMITTED IN NEW YORK
** ALSO ADMITTED IN MASSACHUSETTS

December 2, 1996

Attn: New Filings
Secretary of State
State of Florida
Division of Corporations
409 E. Gaines St.
Tallahassee, Florida 32309

Re: MIZNER LAKE ESTATES, INC.

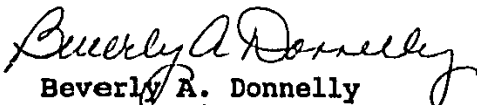
Dear Sir:

Enclosed herewith is the original and one copy of the Articles of Incorporation of the above referenced corporation for filing with the Secretary of State together with a check in the amount of \$122.50.

Kindly return to this office a conformed copy of the Articles of Incorporation together with your receipt.

Your prompt attention will be greatly appreciated.

Very truly yours,


Beverly A. Donnelly
Legal Assistant
Enclosures

ARTICLES OF INCORPORATION

OF

MIZNER LAKE ESTATES, INC.

FILED
96 DEC -4 PM 2:25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned acting as an incorporator of a corporation under the Florida General Corporation Act, adopts the following Articles of Incorporation for such corporation:

1. The name of this corporation is:

MIZNER LAKE ESTATES, INC.

2. The period of this corporation is perpetual.

3. The corporation may engage in any activity or business permitted under the laws of the United States and of this State.

4. The maximum number of shares of stock that this Corporation is authorized to have outstanding at any one time is ONE THOUSAND (1,000) SHARES of common stock all of one class, having a par value of ONE (\$1.00) DOLLAR per share. The consideration to be paid for each share of stock shall be fixed by the Board of Directors.

5. The address of its principal office is:

2499 Glades Road, Suite 114
Boca Raton, Florida 33431

and the name of its initial Registered Agent is Popkin & Shurpin, P.A. at 2499 Glades Road, Suite 114, Boca Raton, Florida 33431.

6. The number of directors constituting its initial Board of Directors is one, whose name and address is:

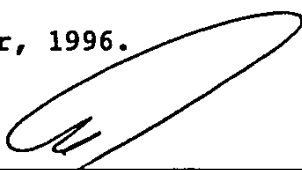
Edward D. Popkin, Esq.
2499 Glades Road, Suite 114
Boca Raton, Florida 33431

7. The name and address of the Incorporator is:

Edward D. Popkin, Esq.
2499 Glades Road, Suite 114
Boca Raton, Florida 33431

8. These Articles of Incorporation may be amended in the manner provided by law. Each amendment shall be approved by the Board of Directors, proposed by them to the stockholders and approved at a stockholders meeting by a majority of the stockholders entitled to vote thereon, unless all directors and all stockholders sign a written instrument manifesting their intention that a certain amendment to these Articles of Incorporation be made.

DATED this 3rd day of December, 1996.



Edward D. Popkin

STATE OF FLORIDA)

ss:

COUNTY OF PALM BEACH)

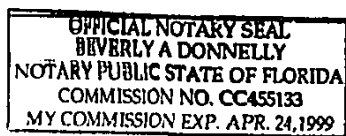
BEFORE ME, the undersigned authority, personally appeared Edward D. Popkin, who is to me well known to be the person described in and who subscribed the foregoing Articles of Incorporation and he did freely and voluntarily acknowledge before me according to law that he made and subscribed the same for the uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official

seal at Boca Raton, Florida, in said County and State this 3rd day
of December, 1996.

Beverly A. Donnelly
NOTARY PUBLIC, STATE OF FLORIDA
BEVERLY A. DONNELLY

My commission expires:



CERTIFICATE DESIGNATING PLACE OF
BUSINESS OR DOMICILE FOR THE SERVICE
OF PROCESS WITHIN THIS STATE, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED

FILED
96 DEC -4 PM 2:25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In pursuance of Chapter 48.091, Florida Statutes, the
following is submitted in compliance with said act:

MIZNER LAKE ESTATES, INC.

desiring to organize under the laws of the State of Florida with
it's principal office as indicated in the Articles of Incorporation
in the City of Boca Raton, County of Palm Beach, State of Florida,
has named:

POPKIN & SHURPIN, P.A.
2499 GLADES ROAD, SUITE 114
BOCA RATON, FLORIDA 33431

as its agent to accept service of process within this State.

ACKNOWLEDGEMENT

Having been named to accept service of process for the
above-named corporation at the place designated in this
Certificate, I hereby accept to act in this capacity and agree to
comply with the provision of said Act relative to keeping open said
office.

POPKIN & SHURPIN, P.A.

BY: 

Edward D. Popkin
President