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SOUTH FLORIDA TOLL FREE
1-800-416-2249

*Fla. Bar Certified in Real Estate Law

April 16, 1997

VIA FEDERAL EXPRESS
Secretary of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

RE: PHIPPS LOT 4 CORP.

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****122.50 ****122.50

Dear Sir or Madam:

Enclosed herewith please find original Articles of Incorporation for PHIPPS LOT 4 CORP. Please file the enclosed Articles and return a certified copy of same to the undersigned as soon as possible. I have enclosed this firm's check in the amount of \$122.50 representing the filing and certified copy fee.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Mitchell B. Kirschner

MBK:pma
Enclosures

cc: Karen Wertz

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FILED
97 APR 29 AM 9:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Dmc
4.30.97

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FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

April 18, 1997

MITCHELL E. KIRSCHNER
2101 CORPORATE BLVD. STE 300
BOCA RATON, FL 33431

We have received your document for PHIPPS LOT 4 CORP. . However, the enclosed document has not been filed and is being returned to you for the following reason(s):

According to section 607.0202(1)(b) or 617.0202(1)(b), Florida Statutes, you must list the corporation's principal office, and if different, a mailing address in the document. If the principal address and the registered office address are the same, please indicate so in your document.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6878.

Terri Buckley
Corporate Specialist

Letter Number: 397A00019885

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April 28, 1997

VIA FEDERAL EXPRESS
FLORIDA SECRETARY OF STATE
Division of Corporations
Attn: Terry Buckley
409 East Gaines Street
Tallahassee, Florida 32399

RE: PHIPPS LOT 4 CORP.

Dear Ms. Buckley:

Pursuant to your letter of April 18, 1997 (Letter #397A00019885) enclosed herewith please find corrected Articles of Incorporation for Phipps Lot 4 Corp. Please file the enclosed Articles and return a certified copy of same to the undersigned as soon as possible.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Mitchell B. Kirschner

MBK:pma
Enclosure

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4/29/97

ARTICLES OF INCORPORATION
OF
PHIPPS LOT 4 CORP.

FILED
97 APR 29 AM 9:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Article I - Name and Address

The name, address and principal place of business of this corporation is:

PHIPPS LOT 4 CORP.
205 Via Tortuga
Palm Beach, Florida 33480

Article II - Purpose

This corporation is organized for the purpose of transacting any or all lawful business for which corporations may be organized under the laws of the United States and the Florida Business Corporation Act including the acquisition, management, leasing and disposition of real estate of all manners and to engage in any business or transaction deemed necessary, convenient or incidental to carrying out any of such business within or without the United States.

Article III - Capital Stock

This corporation is authorized to issue Five Hundred (500) shares of common stock, par value, US \$1.00 (the "Common Stock"). The Board of Directors may authorize the issuance of the Common Stock to such persons upon such terms and for such consideration in cash, property or services as the Board of Directors may determine and as may be allowed by law. The just valuation of such property or services shall be fixed by the Board of Directors. All of the Common Stock, when issued, shall be fully paid and exempt from assessment.

Article IV - Initial Registered Office and Agent

The street address of the initial registered office of this corporation is:

205 VIA TORTUGA
PALM BEACH, FL 33480

and the name of the initial registered agent of this corporation at such address is DAN E. SWANSON.

Article V - Incorporator

The name and address of the initial incorporator of this corporation is:

DAN E. SWANSON
205 VIA TORTUGA
PALM BEACH, FL 33480

Article VI - Board of Directors

The number of directors may be either increased or decreased from time to time as provided in the By-Laws but shall never be less than one. The name and address of the initial director are:

DAN E. SWANSON

Article VII - Officers

The name and address of the initial officer of this corporation, who shall hold such office until his successor for such office shall have been duly elected and qualified, are:

DAN E. SWANSON: PRESIDENT AND TREASURER
KAREN WERTZ: SECRETARY
205 VIA TORTUGA
PALM BEACH, FL 33480

Article VIII - Powers

This corporation shall have all of the corporate powers enumerated in the Florida Business Corporation Act, including specifically the power to make loans or advances to, purchase any stock, other securities or evidences of indebtedness of, or make any investment or acquire any interest whatsoever in, or be a promoter, incorporator, general partner, limited partner, member associate or manager of, any other person, corporation, association, partnership, limited partnership, joint venture, trust or other enterprise; become an accommodation obligor, maker, guarantor, and mortgagor, with or without consideration, in connection with the obligations and indebtedness, both past and future, of any other person, corporation, association, partnership or limited partnership, even though such obligations and indebtedness are not related to or do not tend to promote this corporation's business; and to endorse, guarantee and secure, with or without consideration to this corporation, the payment of the obligations and indebtedness, both past and future, of any other persons, corporations, associations, and partnerships and for these purposes to execute and deliver with or without consideration, such

promissory notes, guarantees, mortgages, chattel mortgages, assignments, or other instruments as it may deem advisable.

Article IX - Director Conflicts of Interest

No contract or other transaction between this corporation and one or more of its directors, or between this corporation and any other corporation, firm, association or other entity in which one or more of the directors are directors or officers, or are financially interested, shall be either void or voidable because of such relationship or interest or because such director or directors are present at the meeting of the Board of Directors of a committee thereof which authorizes, approves or ratifies such contract or transaction or because his or her votes are counted for such purpose, if:

(a) The fact of such relationship or interest is disclosed or known to the Board of Directors, or a duly empowered committee thereof, which authorizes, approves or ratifies the contract or transaction by a vote or consent sufficient for such purpose without counting the vote or votes of such interested director or directors: or

(b) The fact of such relationship or interest is disclosed or known to the shareholders entitled to vote and they authorize, approve or ratify such contract or transaction by vote or written consent; or

(c) The contract or transaction is fair and reasonable as to the corporation at the time it is authorized by the Board of Directors, committee or the shareholders.

Common or interested directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or a committee thereof which authorizes, approves, or ratifies such contract or transaction.

Article X - Indemnification

Section 1 - Right to Indemnification. The corporation hereby indemnifies each person (including the heirs, executors, administrators, or estate of such person) who is or was a director, officer, employee or agent of the corporation to the fullest extent permitted or authorized by current or future legislation or by current or future judicial or administrative decision (but, in the case of any future legislation or decision, only to the extent that it permits the corporation to provide broader indemnification rights than permitted prior to the legislation or decision), against all fines, liabilities, costs and expenses, including attorneys' fees, asserted against him or incurred by him in his capacity as a director, officer, agent, employee, or representative, or arising out of his status as a director,

officer, agent, employee or representative. The foregoing right of indemnification shall not be exclusive of other rights to which those seeking an indemnification may be entitled. The corporation may maintain insurance, at its expense, to protect itself and all officers, directors, employees and agents against fines, liabilities, costs and expenses, whether or not the corporation would have the legal power to indemnify them directly against such liability.

Section 2 - Advances. Costs, charges and expenses (including attorneys' fees) incurred by a person referred to in Section 1 of this Article in defending a civil or criminal suit, action or proceeding shall be paid by the corporation in advance of the final disposition thereof upon receipt of an undertaking to repay all amounts advanced if it is ultimately determined that the person is not entitled to be indemnified by the corporation as authorized by this Article, and upon satisfaction of other conditions required by current or future legislation (but, with respect to future legislation, only to the extent that it provides conditions less burdensome than those previously provide).

Section 3 - Savings Clause. If this Article or any portion of it is invalidated on any ground by a court of competent jurisdiction, the corporation nevertheless indemnifies each person described in Section 1 of this Article to the fullest extent permitted by all portions of this Article that has not been invalidated and to the fullest extent permitted by law.

Article XI - Existence and Duration

This corporation's existence shall be effective and commence upon the filing of these Articles of Incorporation, with the Florida Secretary of State and shall continue in perpetuity, unless sooner liquidated or dissolved in accordance with law.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 14TH day of APRIL, 1997.


DAN E. SWANSON

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for PHIPPS LOT 4 CORP. at the place designated in the Articles of Incorporation,

I hereby agree to act in this capacity, and agree to comply with the provisions of Section 607.0505 Fla. Stat.

Dated this 14th day of April, 1997.

By: 

DAN E. SWANSON

FILED
97 APR 29 AM 9:20
CLERK OF STATE
TALLAHASSEE, FLORIDA