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FLORIDA DIVISION OF CORPORATIONS  
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FROM: EMPIRE CORPORATE KIT COMPANY  
CONTACT: RAY STORMONT  
PHONE: (305)541-3694

EFFECTIVE DATE

1-1-98

ACCT#: 072450003255

FAX #: (305)541-3770

NAME: MINT REALTY, INC.

AUDIT NUMBER.....H97000021097

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..1

PAGES.....4

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ARTICLES OF INCORPORATION  
OF  
MINT REALTY, INC.

EFFECTIVE DATE  
1-1-98

ARTICLE I

NAME

The name of this Corporation is MINT REALTY, INC., and the address is  
1940 Harrison Street, Suite 300, Hollywood, Florida 33020.

ARTICLE II

DURATION

This Corporation shall have perpetual existence. The effective date of this  
Corporation shall be January 1, 1998.

ARTICLE III

PURPOSE

This Corporation is organized for the purpose of transacting any or all lawful  
business.

ARTICLE IV

CAPITAL STOCK - COMPLIANCE WITH I.R.C. SECTION 1244

This Corporation is authorized to issue 100 shares of One Dollar (\$1.00) par value  
common stock. All such common stock shall be issued in a manner insuring conformance  
with the requirements set forth in I.R.C. Section 1244, permitting ordinary loss treatment  
for losses suffered in the value of the shares.

Prepared By:  
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Florida Bar No. 393835

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ARTICLE V

PRE-EMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this Corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VI

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation is: 1940 Harrison Street Hollywood, Suite 300, Florida 33020, and the name of the initial registered agent of this Corporation at that address is DEBORAH A. MANTIN-SEGAL.

ARTICLE VII

INITIAL BOARD OF DIRECTORS

This Corporation shall have one (1) director initially. The number of directors may be either increased or diminished from time to time by the Bylaws but shall never be less than one. The names and addresses of the initial director of this Corporation is:

<u>Name</u>	<u>Address</u>
DEBORAH A. MANTIN-SEGAL	1940 Harrison Street - Suite 300 Hollywood, Florida 33020

ARTICLE VIII

INCORPORATOR

The name and address of the person signing these Articles is:

<u>Name</u>	<u>Address</u>
DEBORAH A. MANTIN-SEGAL	1940 Harrison Street - Suite 300 Hollywood, Florida 33020

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ARTICLE IX  
INDEMNIFICATION

The Corporation shall indemnify any officer or director acting on behalf of the Corporation to the full extent permitted by law.

ARTICLE X  
AMENDMENT

This Corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 23<sup>rd</sup> day of December, 1997.

  
DEBORAH A. MANTIN-SEGAL

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

In pursuance of Section 481.91 and Section 607.034(3), Florida Statutes, the following is submitted in compliance thereof:

MINT REALTY, INC., desiring to organize under the laws of the State of Florida, designates as its agent to accept service of process within this State, DEBORAH A. MANTIN-SEGAL, with its agent's office as indicated in the Articles of Incorporation, at 1940 Harrison Street, Suite 300, Hollywood, Florida 33020.

ACKNOWLEDGEMENT:

Having been named to accept service of process for the above-named Corporation, at the place designated in this Certificate, I hereby agree to act in that capacity, and do further agree to comply with the provisions of the Florida Statutes applicable to the maintenance of said place.

  
DEBORAH A. MANTIN-SEGAL

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