

P98000003288



ACCOUNT NO. : 072100000032

REFERENCE : 665876 81758A

AUTHORIZATION : Patricia Pignatelli

COST LIMIT : \$ 122.50

ORDER DATE : January 12, 1998

ORDER TIME : 3:34 PM

ORDER NO. : 665876-005

CUSTOMER NO: 81758A

700002397657--7

CUSTOMER: Christine Scalamandre, L.a
DIVOSTA & COMPANY

4500 Pga Boulevard
Suite 400
Palm Bch Garden, FL 33418

DOMESTIC FILING

NAME: LIFETIME REALTY, 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: Christopher Smith

EXAMINER'S INITIALS:

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 JAN 12 AM 8:58

RECEIVED
98 JAN 12 PM 4:19
DIVISION OF CORPORATIONS

ARTICLES OF INCORPORATION

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 JAN 12 AM 8:58

We, the undersigned, hereby associate ourselves together for the purpose of becoming a corporation under the laws of the State of Florida.

ARTICLE I

NAME

The name of this corporation is LIFETIME REALTY, INC. The street and mailing address of the initial principal office of the corporation is 10358 Riverside Drive, Palm Beach Gardens, Florida 33410.

ARTICLE II

DURATION

This corporation shall have perpetual existence commencing on the date of the filing of these Articles with the Department of State.

ARTICLE III

PURPOSE

This corporation is organized for the purpose of transacting any and all lawful business.

ARTICLE IV

CAPITAL STOCK

This corporation is authorized to issue 7500 shares of \$1.00 par value common stock which shall be designated "common shares".

ARTICLE V

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 10358 Riverside Drive, Palm Beach Gardens, Florida 33410. The initial registered agent of this corporation at that address is GUY MICHAEL DIVOSTA.

ARTICLE VI

INITIAL BOARD OF DIRECTORS

This corporation shall have one Director constituting the initial Board of Directors. The number of Directors may be either increased or decreased from time to time in accordance with the By-Laws. The name and address of the initial Director of the Board of Directors of this corporation is:

Guy Michael DiVosta 10358 Riverside Drive
Palm Beach Gardens, Fl. 33410

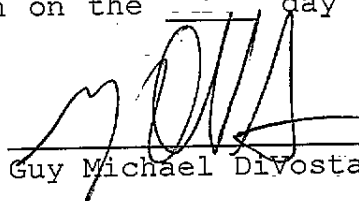
ARTICLE VII

INCORPORATOR

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

Guy Michael DiVosta 10358 Riverside Drive
Palm Beach Gardens, Fl. 33410

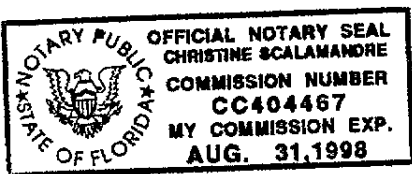
IN WITNESS WHEREOF, the above-named incorporator has executed these Articles of Incorporation on the ___ day of January, 1998.




Guy Michael DiVosta

STATE OF FLORIDA
COUNTY OF PALM BEACH

8th Sworn to and subscribed before me by Guy Michael DiVosta, this day of January 1998. He is personally known to me.




Notary Public
Print Name: Christine Scalomandre
Commission Expiration: Aug 31, 1998
Commission Number: CC404467

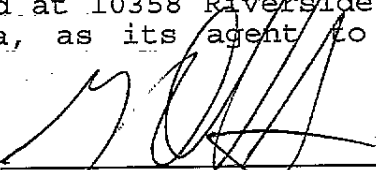
FILED STATE
SECRETARY OF CORPORATIONS
98 JAN 12 AM 8:58

CERTIFICATE DESIGNATING A REGISTERED OFFICE AND
A REGISTERED AGENT FOR THE SERVICE OF PROCESS
WITHIN THE STATE OF FLORIDA; NAMING AN AGENT
UPON WHOM PROCESS MAY BE SERVED

In compliance with Chapter 48.091, Florida Statutes, the following is submitted:

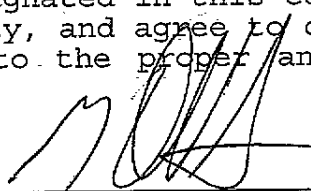
LIFETIME REALTY, INC.

desiring to organize and qualify under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at City of Palm Beach Gardens, State of Florida, has named Guy Michael DiVosta, located at 10358 Riverside Drive, Palm Beach Gardens, State of Florida, as its agent to accept service of process within this state.

By: 
Guy Michael DiVosta

Date: January 8, 1998

Having been named to accept service of process for the above-named corporation, at 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 the proper and complete performance of my duties.

By: 
Guy Michael DiVosta

Date: January 8, 1998