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THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 739990 7109989

AUTHORIZATION :

COST LIMIT : \$ PPD

ORDER DATE : March 13, 1998

ORDER TIME : 10:57 AM

ORDER NO. : 739990-005

CUSTOMER NO: 7109989

CUSTOMER: Eric A. Simon, Esq
ERIC A. SIMON, P.A.

Suite 250
9050 Pines Boulevard
Pembroke Pines, FL 33024

DOMESTIC FILING

NAME: MIZNER'S PRESERVE 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: Janna Wilson

EXAMINER'S INITIALS:

FILED
98 MAR 13 PM 1:21
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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-03/13/98-01069-008
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RECEIVED
98 MAR 13 PM 12:10
DIVISION OF CORPORATION

Dmc
3/13/98

ARTICLES OF INCORPORATION
OF
MIZNER'S PRESERVE REALTY, INC.
a Florida Corporation

FILED

98 MAR 13 PM 1:21

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator, for the purpose of forming a corporation pursuant to the laws of the State of Florida, Florida Statutes, Chapter 607, hereby adopts the following Articles of Incorporation:

ARTICLE 1. - NAME

The name of the Corporation is MIZNER'S PRESERVE REALTY, INC., a Florida corporation.

ARTICLE 2. - ADDRESS

The initial street and mailing address of the Corporation is 16301 Tropical Way, Delray Beach, Florida 33446.

ARTICLE 3. - PURPOSE

The purposes for which the Corporation is organized is to transact any or all lawful business for which corporations may be organized under Florida Statutes, Section 607.

ARTICLE 4. - CAPITAL STOCK

The Corporation shall have the authority to issue one class of stock only. The aggregate number of shares which the Corporation shall have authority to issue is 1,000 shares of common stock. Each share shall have a par value of \$1.00.

ARTICLE 5. - PRE-EMPTIVE RIGHTS

There shall be no pre-emptive rights granted to the shareholders upon the sale of any stock by any shareholder or the issuance of any stock by the Corporation.

ARTICLE 6. - REGISTERED AGENT

The street address of the initial registered office of the Corporation is 9050 Pines Boulevard, Suite 250, Pembroke Pines, Florida 33024. The initial Registered Agent at such address is Eric A. Simon.

ARTICLE 7. - INCORPORATOR

The name and street address of the Incorporator is: Eric A. Simon, 9050 Pines Boulevard, Suite 250, Pembroke Pines, Florida 33024.

ARTICLE 8. - BYLAWS

The first Bylaws shall be adopted by the Board of Directors and may be altered, amended or rescinded by the Directors and/or the shareholders in the manner provided by the Bylaws.

ARTICLE 9. - AMENDMENTS

Amendments to these Articles of Incorporation shall be made in the manner provided by law.

WHEREFORE, the Incorporator, and the initial Registered Agent, have executed these Articles of Incorporation on this 12th day of March, 1998.

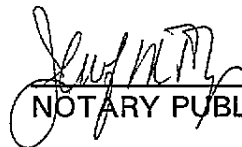
BY EXECUTING THESE ARTICLES OF INCORPORATION, THE UNDERSIGNED AFFIRMATIVELY STATES THAT THE UNDERSIGNED IS FAMILIAR WITH AND ACCEPTS THE OBLIGATIONS OF THE PROVISION OF REGISTERED AGENT.



Eric A. Simon
As Incorporator and Registered Agent

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 12th day of March, 1998, by Eric A. Simon, as Incorporator and as Initial Registered Agent.



NOTARY PUBLIC, State of Florida at Large

My commission expires:

(Notary Seal)