

LAW OFFICES
GREEN, KAHN, PIOTRKOWSKI
A PROFESSIONAL ASSOCIATION
317 SEVENTY-FIRST STREET
MIAMI BEACH, FLORIDA 33141

KAREN B. COHEN
MARVIN M. GREEN
BRUCE H. HORNSTEIN
DONALD J. KAHN
JOEL S. PIOTRKOWSKI

PLEASE REPLY TO: P.O. BOX 4297

AREA CODE 305
MIAMI 865-4311
TELEFAX 861-8813

P98000104182

December 11, 1998

Secretary of State
Division of Corporations
409 E. Gaines Street
Tallahassee, Fl. 32301

800002712088--2
-12/14/98-01130-007
*****70.00 *****70.00

Re: Articles of Incorporation
MZM Realty Development, Inc.

Gentlemen:

Enclosed herewith please find original and one copy of the Articles of Incorporation for the above, together with our check in the amount of \$70.00 representing the following:

Filing Fee	35.00
Resident Agent Fee	<u>35.00</u>

\$70.00

After filing, please forward to this office the copy of the Articles of Incorporation marked "filed".

Your prompt attention in this matter is appreciated.

Very truly yours,

[Signature]
JOEL S. PIOTRKOWSKI

JSP:ss
Enclosures

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 DEC 14 PM 12:36

D. BROWN DEC 15 1998

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SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 DEC 14 PM 12:36

ARTICLES OF INCORPORATION

OF

MZM REALTY DEVELOPMENT, INC.

The undersigned, of legal age, hereby form this corporation under the laws of the State of Florida.

ARTICLE I.

NAME

The name of this corporation shall be MZM REALTY DEVELOPMENT, INC.

ARTICLE II.

GENERAL NATURE OF BUSINESS

The general nature of the business and the objects and purposes proposed to be transaction and carried on are to do any and all of the things mentioned, as fully and to the same extent as natural persons might or could do, including, but not limited to:

1. Any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE III.

CAPITAL STOCK

The corporation is authorized to have Five Hundred (500) Shares of stock outstanding with a par value of One and No/100 (\$1.00) Dollar each.

All of said stock shall be payable in cash, property (real or personal), labor or services in lieu of cash, at a just valuation to be fixed by the Board of Directors of this corporation.

ARTICLE IV.

CORPORATE EXISTENCE

This corporation shall exist perpetually, unless sooner dissolved according to law.

ARTICLE V.

PRINCIPAL PLACE OF BUSINESS

The principal place of business of this corporation shall be 445 Grand Bay Drive, Key Biscayne, Florida 33149 with the privilege of having branch offices at other places within or without the State of Florida.

ARTICLE VI.

REGISTERED AGENT

The name and street address of the Registered Agent of this corporation is MARVIN M. GREEN, 317 - 71st Street, Miami Beach, Florida 33141.

ARTICLE VII.

NUMBER OF DIRECTORS

The number of directors of this corporation shall be not less than one (1) or more than the number specified in the by-laws of the corporation.

ARTICLE VIII.

DIRECTORS

The names and street addresses of the first Board of Directors who, subject to the provisions of these Articles of Incorporation and By-Laws of the corporation, shall hold office for the first year of the existence of the corporation, shall hold office for the

first year of the existence of the corporation or until their successors are elected or appointed and have qualified are:

Name	Address
MARTIN Z. MARGULIES	445 Grand Bay Drive Key Biscayne, FL 33149

ARTICLE IX.

INCORPORATOR

The name and street address of the Incorporator to these Articles of Incorporation is:

Name	Address
MARTIN Z. MARGULIES	445 Grand Bay Drive Key Biscayne, FL 33149

ARTICLE X.

OTHER PROVISIONS

The Directors of this corporation shall have the power to make or amend the By-Laws and to fix any amount to be reserved for working capital.

The private property of the stockholders shall not be subject to the payment of the corporate debts in any extent whatever. The corporation shall have a first lien on the shares of its members and upon the dividends due them for any indebtedness of such members of the corporation.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation, this 10th day of December, 1998.


MARTIN Z. MARGULIES

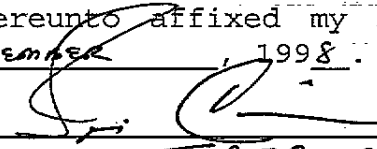
STATE OF FLORIDA)

:SS.

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 10th day of DECEMBER, 1998, by Martin Z. Margulies, to me well known to be the individual described in and who executed the foregoing Articles of Incorporation and he acknowledged before me that he executed the same for the purposes herein expressed.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal this 10th day of DECEMBER, 1998.



IRIS CICERO



IRIS R. CICERO
COMMISSION # CC 710492
EXPIRES JAN 25, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

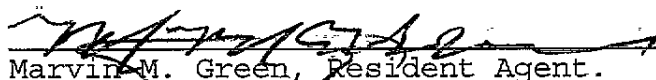
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SECRETARY OF STATE
DIVISION OF CORPORATIONS
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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

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

First, that MZM Realty Development, Inc. desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, in the City of Miami, County of Dade, State of Florida has named Marvin M. Green, as its agent to accept service of process within this State.

Having been named to accept service of process for the above states 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 to keeping open said offices.


Marvin M. Green, Resident Agent.