

LAW OFFICES
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FEDERAL COURT TRIAL BAR
CIRCUIT COURT MEDIATOR
COUNTY COURT MEDIATOR

March 4, 1999

Federal Express Delivery
Airbill #809683271239

SECRETARY OF STATE
DIVISION OF CORPORATIONS
409 East Gaines Street
Tallahassee, Florida 32399

Re: McNab Plaza, Inc.

Gentlemen:

Please find original and one copy of the Articles of Incorporation and Consent of Resident Agent for filing with your office, reference above, along with my office check #30444 in the amount of \$122.50 representing filing fee.

Please endorse your approval of the Articles of Incorporation on the enclosed copy, certify and return same to this office.

Thank you.

Sincerely yours,

Jerome L. Teppes, Esq.

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-03/09/99--01057--002
****122.50 *****78.75

Phyllis - GAVE
AUTHORIZATION BY PHONE TO
CORRECT *Articles*
DATE *3/21/99*
DOC. EXAM. *MM*

JLT/ps
Enclosures: as noted

FILED
99 MAR -9 PM 3.48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION OF

MCNAB PLAZA, INC.

ARTICLE I

NAME

The name of the corporation is McNAB PLAZA, INC.

ARTICLE II

DURATION AND COMMENCEMENT OF EXISTENCE

This corporation shall commence on the date of filing with the Secretary of State. This corporation shall have perpetual existence.

ARTICLE III

PURPOSE

This corporation is organized for the purpose of transacting any or all lawful business for which corporations may be incorporated under Chapter 607 of the Florida Statutes.

ARTICLE IV

CAPITAL STOCK

This corporation is authorized to issue 10,000 shares of \$.10 par value common stock.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE V

CORPORATE OFFICE

The address of the corporate office is 2730 Sea Island Drive, Fort Lauderdale, Florida 33301 or as otherwise reflected in the annual report.

ARTICLE VI

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 3411 Powerline Road, Suite 701, Fort Lauderdale, Florida 33309 and the name of the initial Registered Agent of this corporation at that address is Jerome L. Teppes.

ARTICLE VII

INITIAL BOARD OF DIRECTOR/INCORPORATOR


The corporation shall have one director initially. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than one nor more than three. The name and address of the initial director of this corporation is:

<u>NAME</u>	<u>ADDRESS</u>
PHILLIP R. SCHUMAN	2730 Sea Island Drive Fort Lauderdale, Florida 33301

ARTICLE VIII
INDEMNIFICATION

The corporation shall indemnify any officer or director, or former officer or director, to the full extent permitted by law.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 8 day of March, 1999.

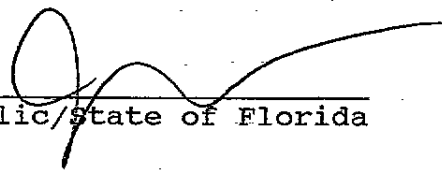


PHILLIP R. SCHUMAN

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared PHILLIP R. SCHUMAN known to me and known by me or who produced Florida Driver's license as identification, who did take an oath, and he acknowledged before me that he executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal in the State of County above mentioned, this 8 day of March, 1999.



Notary Public/State of Florida

my commission expires:

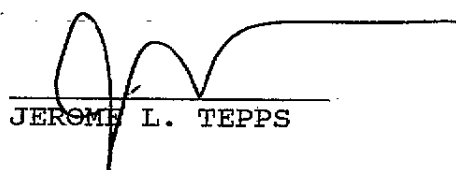
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR
THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED.

Pursuant to Section 48.091 and Section 607.034(3), Florida
Statutes, the following is submitted in compliance with said
Sections:

MCNAB PLAZA, INC. desires to organize under the Laws of the
State of Florida with its principal office as indicated in the
Articles of Incorporation at 2730
Sea Island Drive, Fort Lauderdale, Florida 33301 and has named
JEROME L. TEPPS located at 3411 Powerline Road, Suite 701, Fort
Lauderdale, Florida 33309 as its Agent to accept service of
process within this State.

CONSENT OF REGISTERED AGENT

Having been named to accept service of process for the above
named corporation, at the place designated in this Certificate, I
hereby accept to act in this capacity, and agree to comply with
the provisions of said Sections relative to keeping open said
office.


JEROME L. TEPPS

FILED
99 MAR -9 PM 3:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA