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To:

Division of Corporations
Fax Number : (850) 922-4001

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (305) 672-0686
Fax Number : (305) 672-9110

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99 DEC 16 AM 9:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA PROFIT CORPORATION OR P.A.**Mizner Realty Group, Inc.**

Certificate of Status	1
Certified Copy	0
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ARTICLES OF INCORPORATION

Article I. Name

The name of this Florida corporation is:
Mizner Realty Group, Inc.

Article II. Address

The Corporation's mailing address is:
Mizner Realty Group, Inc.
203C North County Rd
Palm beach 33480

Article III. Registered Agent

The name and address of the Corporation's registered agent is:
Karen M. True
203C North County Rd
Palm beach 33480

Article IV. Board of Directors

The name of each member of the Corporation's Board of Directors is:
John Gregory Misner
Karen M. True

The affairs of the Corporation shall be managed by a Board of Directors consisting of no less than one director. The number of directors may be increased or decreased from time to time in accordance with the Bylaws of the Corporation. The election of directors shall be done in accordance with the Bylaws. The directors shall be protected from personal liability to the fullest extent permitted by applicable law.

John T. Metzger | FL Bar Member 527531
Reid, Metzger, & Associates, P.A.
250 Australian Avenue South, Suite 700
West Palm Beach FL 33401
561-659-7700

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Article V. Capital Stock

The Corporation shall have the authority to issue 1,000 shares of common stock, par value \$1.00 per share.

Article VI. Incorporator

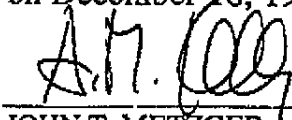
The name and address of the incorporator is:

John T. Metzger
Reid, Metzger, & Associates, P.A.
250 Australian Avenue South, Suite 700
West Palm Beach FL 33401

Article VII. Corporate Existence

These Articles of Incorporation shall become effective and the corporate existence will begin on December 16, 1999.

The undersigned incorporator executed these Articles of Incorporation on December 16, 1999.



JOHN T. METZGER
by A.M. Kelly as attorney-in-fact

John T. Metzger | FL Bar Member 527531
Reid, Metzger, & Associates, P.A.
250 Australian Avenue South, Suite 700
West Palm Beach FL 33401
561-659-7700

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

CORPORATION:

Mizner Realty Group, Inc.

REGISTERED AGENT/OFFICE:

Karen M. True
203C North County Rd
Palm beach 33480

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.


KAREN M. TRUE
by A.M. Kelly as attorney-in-fact

Date: December 16, 1999

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TALLAHASSEE, FLORIDA

John T. Metzger | FL Bar Member 527531
Feld, Metzger, & Associates, P.A.
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