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Edward Darragh, P.A.
ATTORNEY

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August 19, 2002

Secretary of State
Corporate Records Bureau
Division of Corporations
Department of State
P.O. Box 6327
Tallahassee, FL 32314

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Dear Clerks:

I am enclosing an original and duplicate copy of the Articles of Incorporation of FCE Property Group, Inc. together with a check in the amount of \$78.75 (\$35.00 for filing fee, \$8.75 for certificate of corporate status, plus \$35.00 for Registered Agent fee).

Trusting that the enclosed material is in order and that I will have the usual prompt cooperation of your office, I remain,

Sincerely,

Edward Darragh - ed

Edward Darragh

ED/C.D.

cc. Client

861.6thills8.2

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02 AUG 21 PM 1:53
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AP 8/22

**ARTICLES OF INCORPORATION
OF
FCE PROPERTY GROUP, INC.**

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02 AUG 21 PM 1:53
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

ARTICLE I

The name of the corporation is FCE PROPERTY GROUP, INC.

ARTICLE II

The purpose of the corporation is to engage in the transaction of any and all business permitted under the laws of the United States and of the State of Florida.

ARTICLE III

This corporation shall have perpetual existence.

ARTICLE IV

The maximum number of shares of stock that this corporation is authorized to have outstanding at any time is one thousand (1,000) shares of common stock, each share having the par value of one dollar (\$ 1. 00).

ARTICLE V

The name and post office address of the initial registered agent for service of process within this state shall be: KARAN THEBEAU, 2628 Arbor Drive, Ft. Lauderdale, Florida, 33312.

ARTICLE VI

The amount of capital with which the corporation will begin business will not be less than

Five hundred Dollars (\$500.00).

ARTICLE VII

The initial street address of the principal place of business of the corporation will be: 2628 Arbor Drive, Ft. Lauderdale, Florida, 33312, and it may have such other places of business in the State of Florida as the nature and progress of the business from time to time shall render necessary or desirable. Said corporation shall also have the power to conduct its business outside the State of Florida and/or in any and all the several states and territories and districts of the United States, and in any and all foreign countries, and may have one or more offices in any of said places of business.

ARTICLE VIII

The business of the corporation shall be conducted by a Board of Directors, which shall consist of one or more members, as the same may be provided by the By-Laws of the corporation, and by the following officers, to wit: a President and such other officers as the Board of Directors may elect.

ARTICLE IX

The corporation shall have one director initially who, subject to the provisions of these Articles of Incorporation, the By-Laws and the Acts of Legislature, shall hold office for the first year of the corporation's existence, or until his successor is elected and shall have qualified, and whose name and address is as follows:

<u>NAME</u>	<u>ADDRESS</u>
KARAN THEBEAU	2628 Arbor Drive Ft. Lauderdale, Florida, 33312

ARTICLE X

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

<u>NAME</u>	<u>ADDRESS</u>
KARAN THEBEAU	2628 Arbor Drive Ft. Lauderdale, Florida, 33312

ARTICLE XI

The initial By-Laws shall be adopted by the Board of Directors. The power to alter, amend or repeat the By-Laws or to adopt new By-Laws shall be vested in the Board of Directors. The By-Laws may contain any provisions for the regulation and management of the affairs of the corporation not inconsistent with the laws of the State of Florida or these Articles of Incorporation.

Any contract or other transaction between the corporation and any one or more of its directors, or between the corporation and any firm of which one or more of its directors are members or employees, or in which they are interested, or between the corporation and any corporation or association of which one or more of its directors are shareholders, members, directors, officers or employees, or in which they are interested, shall be valid for all purposes, notwithstanding the presence of the director or directors at the meeting of the Board of Directors of the corporation that acts upon, or in reference to, the contract or transaction, and notwithstanding his or her participation in the action, if the fact of such interest shall be disclosed or known to the Board of Directors and the Board of Directors, shall, nevertheless, authorize or ratify the contract or transaction, the interested director or directors to be counted in determining whether a quorum is present and to be entitled to vote on such authorization or ratification.

The corporation shall indemnify each director and officer of the corporation against all or any portion of any expenses reasonably incurred by him in connection with or arising out of any action, suit or proceeding in which he may be involved by reason of his being or having been an officer or director of the corporation (whether or not he continues to be an officer or director of the corporation at the time of incurring such expenses), such expenses to include the cost of reasonable settlements (other than amounts paid to the corporation itself) made with the view to curtailment of cost of litigation, except that no sums shall be paid in connection with any such settlement unless the corporation is advised by independent counsel that the officer or director so indemnified was not derelict in the performance of his duty as such director or officer. The corporation shall not, however, indemnify such director or officer with respect to matters as to which he shall be finally adjudged in any such action, suit or proceeding to have been derelict in the performance of his duty as such director or officer, nor in respect of any matter on any settlement or compromise is effected, if the total expense including the cost of such settlement, shall substantially exceed the expense which might be reasonably incurred by such director or officer in conducting such litigation to a final conclusion and in no event shall anything herein contained be so construed as to protect or authorize the corporation to indemnify any such director or officer against any liability to the corporation or to its security holders to which he would otherwise be subject by reasons of willful misfeasance, bad faith, gross negligence or reckless disregard of the duties involved in the conduct of his office. The foregoing right of indemnification shall not be exclusive of other rights to which any director or officer may be entitled as a matter of law.

IN WITNESS WHEREOF, the undersigned subscriber has executed the foregoing Articles

of Incorporation this _____ day of November, 2001...

Karan Thebeau
KARAN THEBEAU, Subscriber

STATE OF FLORIDA

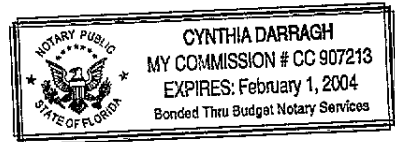
COUNTY OF Broward

BEFORE ME, the undersigned authority, personally appeared KARAN THEBEAU, to me well known and known to me to be the individual described in and who executed the foregoing Articles of Incorporation, and acknowledged before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the county and state named above this 19th day of August, 2002.

Cynthia Darragh
Notary Public, my commission expires:

Personally known or type of I.D. produced:



STATE OF FLORIDA


Certificate Designating an Office, Place of
Business or Domicile for the Service of Process within this
State and Naming Registered Agent Upon Whom Process May be Served

FILED
02 AUG 21 PM 1:53
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In pursuance of Section 48.091, Florida Statutes, the undersigned hereby certifies:


That FCE PROPERTY GROUP, INC., a corporation duly organized under the laws of the State of Florida, with its principal place of business at the City of Ft. Lauderdale, County of Broward, State of Florida, has designated and established 2628 Arbor Drive, Ft. Lauderdale, Florida, 33312, as the office, place of business, or domicile for the service of process with this State, and names as its Registered Agent thereat upon whom process may be served, KARAN THEBEAU, over the age of eighteen 18 and a resident of the State of Florida.

IN WITNESS WHEREOF, the undersigned corporation has caused this certificate to be signed in its corporate name by its duly authorized officer.


KARAN THEBEAU, Subscriber

The undersigned, having been designated as Registered Agent for the service of process within the State of Florida upon the above named corporation, at the place designated in the foregoing certificate, does hereby accept the appointment as Registered Agent and does hereby acknowledge that she is familiar with and accepts the obligations of this position.

IN WITNESS WHEREOF, I set my hand this 19th day of August, 2002.


KARAN THEBEAU, Registered Agent