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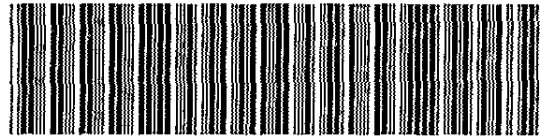
(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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CB 425

WILLIAM D. ANDERSON, JR.
ATTORNEY AT LAW
516 CAMDEN AVENUE
STUART, FLORIDA 34994

772-283-2411

Fax 772-283-2419

March 23, 2004

Secretary of State
Division of Corporations
Department of State
P.O. Box 6327
Tallahassee, FL. 32301

RE: J. FLANNERY INVESTMENTS, INC.

Dear Sir:

Enclosed please find the original and one copy of the Certificate of the Articles of Corporation of J. FLANNERY INVESTMENTS, INC.

Also enclosed is a check in the amount of \$70.00 to the Secretary of State for the filing fees of the enclosed Corporation.

Thank you for your prompt attention to this matter.

Yours truly,



William D. Anderson, Jr.

WDA/mf

Enclosure

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF CORPORATION

OF

J. FLANNERY INVESTMENTS, INC.

ARTICLE I - NAME

The name of this corporation is **J. FLANNERY INVESTMENTS, INC.**

ARTICLE II - PURPOSE

This corporation is organized for the purpose of performing real estate services, and any lawful activity.

ARTICLE III - CAPITAL STOCK

This organization is authorized to issue 5,000 shares of \$1.00 par value common stock.

ARTICLE IV

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 1656 SW Ocean Cove Ave., Port St. Lucie, Fl. 34953, and the name of the initial registered agent of this corporation at that address is: JOHN FLANNERY.

ARTICLE V

INITIAL BOARD OF DIRECTORS

This corporation shall have two (2) directors initially. The number of directors may be either increased or diminished from

time to time by the Bylaws, but shall never be less than one. The name and address of the initial directors of this corporation are: JOHN FLANNERY and GLORIA KURISKO, 1652 SW Ocean Cove Ave., Port St. Lucie, Fl. 34953.

ARTICLE VI

INCORPORATORS

The name and address of the people signing these Articles is: JOHN FLANNERY, 1652 SW Ocean Cove Ave., Port St. Lucie, Fl. 34953.

ARTICLE VII

CUMULATIVE VOTING

At each election for directors, every shareholder entitled to vote at such election shall have the right to cumulate his votes by giving one candidate as many votes as the number of directors to be elected at that time, multiplied by the number of his/her share, or by distributing such votes on the same principle among any number of such candidates.

ARTICLE VIII

AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

time to time by the Bylaws, but shall never be less than one. The name and address of the initial directors of this corporation are: JOHN FLANNERY and GLORIA KURISKO, 1656 SW Ocean Cove Ave., Port St. Lucie, Fl. 34953.

ARTICLE VI

INCORPORATORS

The name and address of the people signing these Articles is: JOHN FLANNERY, 1656 SW Ocean Cove Ave., Port St. Lucie, Fl. 34953.

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At each election for directors, every shareholder entitled to vote at such election shall have the right to cumulate his votes by giving one candidate as many votes as the number of directors to be elected at that time, multiplied by the number of his/her share, or by distributing such votes on the same principle among any number of such candidates.

ARTICLE VIII

AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

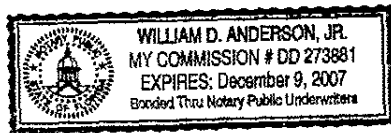
IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation, this 23rd, day of March, 2004.

John Flannery
JOHN FLANNERY

STATE OF FLORIDA)
COUNTY OF MARTIN)

I HEREBY CERTIFY, that on this day before me an officer duly qualified to take acknowledgments, personally appeared JOHN FLANNERY, to me who is personally known ✓ or has produced identification _____, Type _____ of identification _____ to be the person described in and who executed the foregoing Articles of Incorporation and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid, this 23rd day of March, 2004.



William D. Anderson, Jr.
Notary Public

My Commission Expires

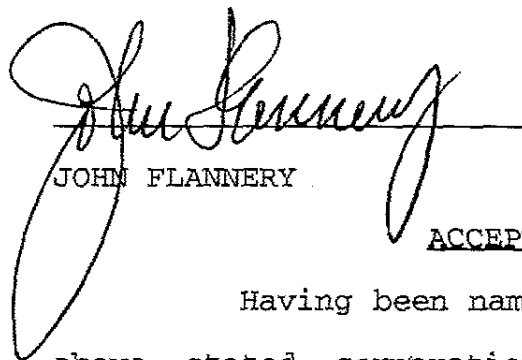
Commission No. _____

REGISTERED AGENT DESIGNATION

In compliance with Section 48.091, Florida Statutes, the following is submitted:

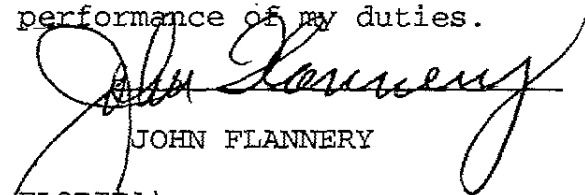
That J. FLANNERY INVESTMENTS, INC., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at 1656 SW Ocean Cove Ave., Port St. Lucie, Fl. 34953 has named JOHN FLANNERY, as its agent to accept service of process within Florida.

Dated this 23, day of March, 2004.


JOHN FLANNERY

ACCEPTANCE OF DESIGNATION

Having been named to accept Service of Process for the above stated corporation, at the place designated in this certificate, 1656 SW Ocean Cove Ave., Port St. Lucie, Fl. 34953 , I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.


JOHN FLANNERY

STATE OF (FLORIDA)
COUNTY OF (MARTIN)

I hereby certify that on this day before me, an officer duly authorized to take acknowledgments, personally appeared JOHN FLANNERY, to me well known to be the person(s) who executed the foregoing instrument, and acknowledged before me who personally known or has produced Florida Driver License

No. _____, as identification, and who (~~did~~/did not) take an oath.

Dated this 23 day of March, 2004.

William D. Anderson, Jr.

Notary Public

My Commission Expires:

Commission No. _____

