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SECRETARY OF STATE
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FLORIDA PROFIT CORPORATION OR P.A.

S & B PALM TAFT, INC.

Certificate of Status	0
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ARTICLES OF INCORPORATION

OF

S & B PALM TAFT, INC.

The undersigned subscriber to these Articles of Incorporation hereby forms a corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

S & B PALM TAFT, INC.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation, including as a real estate investment firm.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is One Hundred (100) shares of common stock having a par value of \$1.00 per share. The corporation will begin business with One Hundred dollars (\$100.00).

ARTICLE IV. ADDRESS

The principal office and mailing address of the Corporation is 1601 North Palm

Prepared By:
Arnold Straus, Jr., Esq.
ARNOLD STRAUS, JR., P.A.
10081 Pines Boulevard, Suite C
Femboke Pines, Florida 33024
(954) 431-2000
Florida Bar No.: 275328

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Avenue, Suite 300, Pembroke Pines, Florida 33024.

ARTICLE V. REGISTERED OFFICE

The street address of the initial registered office of the corporation shall be 10081 Pines Boulevard, Suite C, Pembroke Pines, Florida 33024, and the name of the initial registered agent of the corporation at the aforesated address is Arnold M. Straus, Jr., Esq.

ARTICLE VI. TERM OF EXISTENCE

This Corporation shall commence upon filing these Articles with the Secretary of State and it shall exist perpetually.

ARTICLE VII. PREEMPTIVE RIGHTS

Every shareholder, shall have the right to purchase his pro rata share of any new stock issued by Corporation at the price at which it is offered to others.

ARTICLE VII. DIRECTORS

This corporation shall have two directors initially and the number of directors may be increased or diminished from time to time as provided in the By-Laws, but shall never be less than two. The names and street addresses of the initial members of the Board of Directors are:

Pete Santi, Jr.

3560 North 46th Avenue
Hollywood, Florida 33021

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David F. Braun

1601 North Palm Avenue
Suite 301
Pembroke Pines, Florida 33024

ARTICLE IX. OFFICERS

The names and addresses of the initial officers of the corporation who shall hold office for the first year of the corporation, or until successors are elected or appointed are:

President

David F. Braun

1601 North Palm Avenue
Suite 301
Pembroke Pines, Florida 33024

Vice President/Secretary

Pete Santi, Jr.

3560 North 46th Avenue
Hollywood, Florida 33021

ARTICLE X. SUBSCRIBER

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

Arnold Straus, Jr.

10081 Pines Boulevard
Suite C
Pembroke Pines, Florida 33024

The undersigned has executed these Articles of Incorporation on this 24 day of February, 1999.



ARNOLD STRAUS, JR.

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STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 25 day of February, 1999, by Arnold Straus, Jr. who is personally known to me.

Judith L. Berger
NOTARY PUBLIC, State of Florida

My Commission Expires:



JUDITH L. BERGER
My Comm Exp. 2/19/00
Bonded By Service Ins
No. CC533676
 Personally Known Oath L.D.

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

First-That S & B PALM TAFT, INC. desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at Pembroke Pines, 1601 North Palm Avenue, Suite, 301, Pembroke Pines, Florida 33024, County of Broward, State of Florida, has named Arnold M. Straus, Jr., located at 10081 Pines Boulevard, Suite C, Pembroke Pines, Florida 33024, County of Broward, State of Florida, as its agent to accept service of process within this State.

ACKNOWLEDGMENT

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

Arnold M. Straus, Jr.

ARNOLD M. STRAUS, JR.
RESIDENT AGENT

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