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Andrew J. Connolly, P.A.

Andrew J. Connolly, Esq.
Of Counsel:
L. Judson Lloyd, Esq.
Richard M. Mowry, Jr. Esq.

Cove Shopping Center
1618 S. E. 3rd Court
Deerfield Beach, 33441
Ph. (954) 421-7000
Fx. (954) 421-3851

July 21, 2000

Div. of Corporations
Department of State
409 East Gaines Street
Tallahassee, FL 32399

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-07/31/00--01114--007
*****70.00 *****70.00

Re: SOUTHERN REALTY ASSOCIATES, INC.

Dear Sir or Madam:

Enclosed please find the original Articles of Incorporation, together with one set of the same, of the above proposed corporation together with my check in the amount of \$70.00 to cover the following:

Filing Fee	\$35.00
Registered Agent Designation	<u>35.00</u>
Total	\$70.00

Thank you for your assistance in this matter.

Sincerely yours,

Andrew J. Connolly
AJC/mjl
Encs.

FILED
00 AUG 30 AM 11:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

W-19450

From: Andrew J. Connolly To: Div of Corp Attn Beth

Andrew J. Connolly, P.A.
The Cove Shopping Center
1618 S.E. 3rd Ct.
Deerfield Beach, Fl. 33441
E-Mail conolypa@bellsouth.net

FACSIMILE COVER PAGE

To: Div of Corp Attn Beth

Fax #: 18504876804

Company:

From: Andrew J. Connolly

Fax #: 1-954-421-3851

Tel #: 954-421-7000

Subject: All Fla. Realty - new filing

Sent: 8/30/00 at 3:24:56 PM

Pages: 7 (including cover)

Dear Beth,

Enclosed is a new "1st page" of the Articles of Incorporation of Southern Realty Associates, Inc as the name All Florida Realty was not available.

Thank you for your assistance and paitience.

If you have any questions, or need additional documentation, please call me.

Soncerely
Andrew Connolly

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTRIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE US. POSTAL SERVICE. THANK YOU.

ARTICLES OF INCORPORATION
OF
SOUTHERN REALTY ASSOCIATES, INC.

FILED
00 AUG 30 AM 11:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I

NAME:

The name of this corporation is: SOUTHERN REALTY ASSOCIATES,
INC.

ARTICLE II

MAILING ADDRESS:

The mailing address of this corporation shall be: 127
Centennial Court, Deerfield Beach, FL 33442

ARTICLE III

PURPOSE:

This corporation is organized to engage in the business of a
real estate brokerage on behalf of others regarding the sale,
lease and or/management of realty and to conduct all lawful
business incident thereto through a Broker, Broker-salesperson and
Salesperson as those terms are defined in Chapter 475, Florida
Statute.

ARTICLE IV

CAPITAL STOCK:

This corporation is authorized to issue 500 shares of Common
Stock at the par value of \$1.00 per share.

ARTICLE V

INITIAL REGISTERED OFFICE AND AGENT:

The street address of the initial registered office of this corporation is: 127 Centennial Court, Deerfield Beach, FL 33442. The name of the initial registered agent of this corporation at that address is: Jan Manger.

ARTICLE VI

INCORPORATOR:

The name and address of the person signing these Articles is: Jan Manger, 127 Centennial Court, Deerfield Beach, FL 33442

ARTICLE VII

INDEMNIFICATION:

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

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.

ARTICLE IX

CONFLICT OF INTEREST:

No contract, act or transaction of this corporation with any person or persons, firm or other corporation, in the absence of

fraud or wrongdoing, shall be affected or invalidated by the fact that any shareholder or officer of this corporation is a party to or interested in such contract, act or transaction, or in any way connected with the said person, persons, firm, or corporation and each and every person who may become an officer, shareholder, or fiduciary of this corporation is hereby relieved from any liability that might otherwise exist from contracting with this corporation for the benefit of himself or any other firm, association or corporation in which he may in any way be interested.

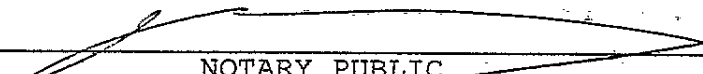
IN WITNESS WHEREOF, the undersigned Incorporator executes these Articles of Incorporation this 24th day of July, 2000.

Incorporator


Jan Manger

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT was acknowledged before me this 24 day of July, 2000, by Jan Manger who is personally known to me or who has produced _____ as identification.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

ANDREW J. CONNOLLY
Notary Public, State of Florida
My Comm. exp. June 6, 2003
No. CC843556

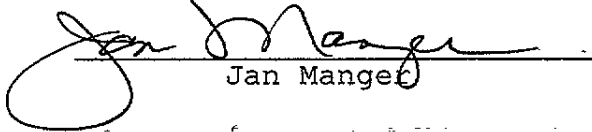
ACCEPTANCE OF REGISTERED AGENT

I hereby accept the appointment as Registered Agent of:

SOUTHERN REALTY ASSOCIATES, INC.

and my address for that purpose is: 127

Centennial Court, Deerfield Beach, FL 33442


Jan Manger

FILED
00 AUG 30 AM 11:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA