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Florida Department of State
Division of Corporations
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To: Division of Corporations
Fax Number : (850) 922-4001

From: Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 541-3694
Fax Number : (305) 541-3770

EFFECTIVE DATE
09-08-00

FILED
00 SEP 11 PM 1:42
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

FLORIDA PROFIT CORPORATION OR P.A.

DELANEY PROPERTIES, INC.

Certificate of Status	0
Certified Copy	1
Page Count	06
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EFFECTIVE DATE
09-08-00

(6)

ARTICLES OF INCORPORATION

OF

DELANEY PROPERTIES, INC.

The undersigned, acting as incorporator of a corporation under Florida General Corporation Act, adopts the following Articles of Incorporation for such corporation:

ARTICLE I

The name of the corporation is DELANEY PROPERTIES, INC., having its principal place of business at 1011 NW 51ST STREET, FORT LAUDERDALE, FLORIDA 33309.

ARTICLE II

The period of duration of the corporation is perpetual.

ARTICLE III

The purpose or purposes for which the corporation is organized are to engage in any activity or business permitted under the laws of the United States and of this State.

ARTICLE IV

The corporation shall have the authority to issue Ten Thousand (10,000) shares all of one class of Capital Stock, with a par value of \$1.00 per share.

ARTICLE V

The address of its initial registered agent's office is 600 NORTH PINE ISLAND ROAD, SUITE 450, FORT LAUDERDALE, FLORIDA 33324 and the name of its initial registered agent at said address is C. RANDALL AUSTIN, ESQUIRE.

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ARTICLE VI

The number of directors and officers constituting its initial Board of Directors is one, whose name and address is:

GREGG DELANEY, PRESIDENT

1011 NW 51ST STREET
FT. LAUDERDALE, FL 33309

GLORIA O'BRIEN, VICE PRESIDENT

1011 NW 51ST STREET
FT. LAUDERDALE, FL 33309

ARTICLE VII

The name and address of the incorporator is:

C. Randall Austin, Esq.
FL BAR NO. 802670

600 North Pine Island, Suite 450
Ft. Lauderdale, Florida 33317

ARTICLE VIII

The shareholders shall have the power to adopt, amend, alter, change, or repeal the Articles of Incorporation when proposed and approved at a stockholder's meeting, with no less than a two-thirds vote of the common stock.

ARTICLE IX

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board of Directors.

ARTICLE X

The holders of the common stock of this corporation shall have preemptive right to purchase, at prices, terms and conditions that shall be fixed by the Board of Directors, such as the shares of the stock of this corporation as may be issued for money (money or any property or services) from time to time, in addition to that stock

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authorized by the corporation. The preemptive right of any holder is determined by the ratio of the authorized shares of common stock held by the holder to all shares of common stock currently authorized.

ARTICLE XI

Pursuant to Florida Statute Section 607.167(1), the effective date of the commencement of corporate existence is the 8 day of September, 2000, which is the date of subscription and acknowledgment of the Articles of Incorporation. Said Articles of Incorporation are to be filed within five days after such date.

IN WITNESS WHEREOF, The undersigned has made and subscribed of these Articles of Incorporation at Fort Lauderdale, Broward County, Florida on the 8 day of September, 2000.

C. Randall Austin
C. RANDALL AUSTIN, ESQ.
FL BAR NO. 802670

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned appeared C. RANDALL AUSTIN, ESQ., who is to me personally known to be the person described in and who subscribed the above Articles of Incorporation, and he did freely and voluntarily acknowledged before me according to law that he made and subscribed the same for the uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and my office

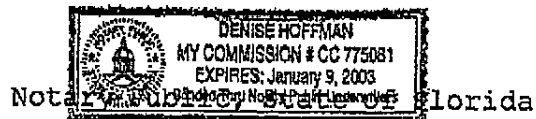
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seal at Fort Lauderdale, in said County and State this 8th day of
Sept., 2000.

Denise Hoffman

My Commission Expires:



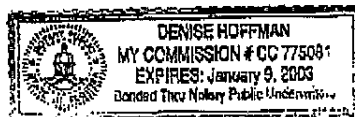
STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority personally appeared C. RANDALL AUSTIN, ESQUIRE, who is to me personally known to be the person described in and who is named as the Registered Agent in the above Articles of Incorporation, and he did freely and voluntarily acknowledge before me according to law that he has authorized said corporation to name him as its initial Registered Agent for the purposes mentioned and set forth in Article V.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Fort Lauderdale, in said County and State this 8th day of
Sept., 2000.

Denise Hoffman
Notary Public, State of Florida

My Commission Expires:



Having been named as Registered Agent and to accept service of process for the above stated corporation at the place designated in

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this certificate. I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am with and accept the obligations of my position as Registered Agent.

C. Randall Austin
Signature/Registered Agent

9/8/00
Date

C. Randall Austin
Signature/Incorporator

9/8/00
Date

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