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Florida Department of State
Division of Corporations
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EFFECTIVE DATE

01/15/01

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA PROFIT CORPORATION OR P.A.

MADISON REALTY ASSOCIATES, INC.

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$78.75

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ARTICLES OF INCORPORATION OF
MADISON REALTY ASSOCIATES, INC.

EFFECTIVE DATE

01/15/01

I, Alan G. Kaye, the undersigned incorporator of this corporation under Section 607.194, Florida Statutes, as amended, do hereby form this corporation and adopt the following Articles of Incorporation.

ARTICLE I

NAME

The name of this corporation is MADISON REALTY ASSOCIATES, INC.

ARTICLE II

PURPOSE AND NATURE OF BUSINESS

The purpose of this corporation and general nature of the business to be conducted is to do any business, activity, or endeavor which is lawful in the State of Florida.

ARTICLE III

DURATION OF CORPORATION

This corporation is to have perpetual existence commencing on the date of execution and acknowledgment of these Articles of Incorporation.

ARTICLE IV

CAPITAL STOCK

The maximum number of shares of stock, which this corporation is authorized to have outstanding at any one time, is one hundred (100) shares of no par value stock.

ARTICLE V

INITIAL CAPITAL CONTRIBUTION

The amount of capital with which this corporation shall begin business shall not be less than

One Thousand (\$1,000.00) and 00/100 Dollars.

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ARTICLE VI

SUBSCRIBERS

The name and address of each subscriber of these Articles of Incorporation and the number of shares each has elected to take are as follows:

<u>SUBSCRIBER</u>	<u>ADDRESS</u>	<u>NO. OF SHARES</u>
Alan G. Kaye	11030 Nautilus Drive Cooper City, Florida 33026	100

ARTICLE VII

DIRECTORS

The initial number of directors of this corporation shall be one (1). The number of directors may either be increased or decreased from time to time by vote of the stockholders in conformity with the By-Laws of the corporation, but shall never be less than one (1).

ARTICLE VIII

INITIAL BOARD OF DIRECTORS

The name and address of the members of the initial Board of Directors who, subject to the provisions of the Certificate of Incorporation, the By-Laws and the Corporation Laws of the State of Florida, shall hold office for the first year of the corporation's existence or until their successors

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are elected and qualified, are:

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NAME

Alan G. Kaye

ADDRESS

11030 Nautilus Drive
Cooper City, Florida 33026

ARTICLE IX

VOTING RIGHTS

Except as otherwise provided by law, the entire voting power for the election of directors and for all other purposes shall be vested exclusively in the holders of the outstanding common shares.

ARTICLE X

PREEMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shall have the right to purchase his pro rate share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE XI

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial principal office of this corporation is 2514 Hollywood Blvd., #306, Hollywood, Florida 33020, and the name of the initial Registered Agent of this corporation is Alan G. Kaye whose address is 2514 Hollywood Blvd., #306, Hollywood, Florida 33020.

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ARTICLE XII

INDEMNIFICATION

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

ARTICLE XIII

ADDITIONAL RIGHTS AND POWERS

The corporation shall have the further right and power to:

A. From the time determine whether and to what extent and at what times and places, and under what conditions and regulations, the accounts and books of this corporation (other than the stock book) or any of them shall be open to inspection of stockholders; and no stockholder shall have any right of inspecting any account book or document of this corporation except as conferred by statute, unless authorized by a resolution of the stockholders or Board of Directors.

B. The corporation may, in its By-Laws, confer powers upon its Board of Directors or officers, in addition to the foregoing and in addition to the powers authorized and expressly conferred by statute.

C. Both stockholders and directors shall have power, if the By-Laws so provide, to hold their respective meetings, and to have one or more offices within or without the State of Florida, and to keep the books of this corporation (subject to the provisions of the statutes of the State of Florida) outside the State of Florida, at such places as may from time to time be designated by the Board of Directors.

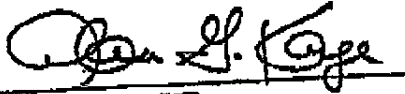
D. The corporation reserves the right to amend, alter, change or repeal any provision

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contained in this Certificate of Incorporation, in the manner now or hereafter prescribed by statute,
and all rights conferred upon stockholders herein are granted subject to this reservation.

DATED this 15th day of January, 2001.



ALAN G. KAYE
2514 Hollywood Blvd., #306
Hollywood, Florida 33020
Telephone: (954) 922-7325
Telecopier: (954) 922-7303

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)


The foregoing instrument was acknowledged before me this 15th day of January, 2001, by

Alan G. Kaye, who personally appeared before me at the time of notarization, and who is personally

known to me or produced identification in the form of _____ and who did take an
oath.

NOTARY PUBLIC

sign
name:



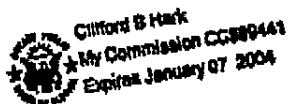
print

CLIFFORD B. HARK

State of Florida at Large

(Seal)

My Commission Expires:



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**CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

IN COMPLIANCE WITH Section 48.091, FLORIDA STATUTES, THE FOLLOWING IS
SUBMITTED:

FIRST, that Alan G. Kaye desires to organize or qualify under the laws of the State of Florida with its principal place of business in the State of Florida, has named, as its agent, Alan G. Kaye, whose address is 2514 Hollywood Blvd., #306, Hollywood, Florida 33020 to accept service of process within Florida.

Signature: Alan G. Kaye
Alan G. Kaye

DATED this 15th day of January, 2001.

Having been named to accept service of process for the above stated corporation, at the place designated in this Certificate, 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.

Signature: Alan G. Kaye
ALAN G. KAYE, Registered Agent

DATED this 15th day of January, 2000.

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