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May 20, 2002

Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

700005597017--5
-05/22/02-01024-011
*****87.50 *****87.50

Re: Articles of Incorporation for Sandy Ballantyne, P.A.

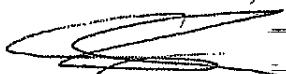
Dear Sir or Madam:

Enclosed please find the original and one (1) copy of the Articles of Incorporation and a check in the amount of \$87.50 (for the filing fee, certified copy, and certificate of status) for the above referenced corporation. Please file the original and send a certified copy and certificate of status back to me at the above address.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,

STACEY L. GRIFFITHS, P.A.

By: 

Stacey L. Griffiths, Esq.

cc: Sandy Ballantyne
SLG/sg
Enclosure

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FILED
02 MAY 22 AM 9:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

D. WHITE MAY 23 2002

ARTICLES OF INCORPORATION
OF
SANDY BALLANTYNE, P.A.

FILED

02 MAY 22 AM 9:56

SECRETARY OF STATE
TALLAHASSEE FLORIDA

The undersigned, acting as the Incorporator of a Corporation (the "Corporation") under the laws of the State of Florida as contained in the "Florida Business Corporation Act", Chapter 607 of the Florida Statutes, as amended, does hereby adopt the following Articles of Incorporation:

1. The name of the Corporation is SANDY BALLANTYNE, P.A.

2. The initial mailing address of the Corporation is:

11490-5 Okeechobee Blvd.
Royal Palm Beach, Florida 33411

3. The Corporation shall have perpetual existence.

4. The purpose for which the Corporation is organized is to engage in the business of selling real estate and to exercise all general powers incident to the business of selling real estate as are now and may hereafter be granted to corporations by the Laws of the State of Florida.

5. The aggregate number of shares which the Corporation shall have authority to issue is One Hundred (100) shares of common stock having a par value of One Dollar (\$1.00), all of one class.

6. The address of the initial registered office of the Corporation is:

11490-5 Okeechobee Blvd.
Royal Palm Beach, Florida 33411

The registered agent at that address is: Sandy Ballantyne

7. The name of the Incorporator is: Sandy Ballantyne and her address is:

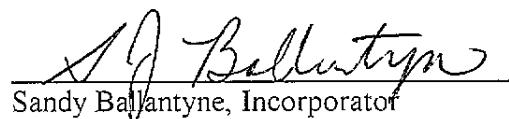
12030 57th Road North
Royal Palm Beach, Florida 33412

8. The name of the initial Director is: Sandy Ballantyne.

9. The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any rights conferred upon the shareholders are subject to these reservations.

10. The effective date of the Corporation shall be the date of the execution of these Articles of Incorporation by the undersigned, provided these Articles are filed with the Florida Department of State within the time allowed by law.

IN WITNESS WHEREOF, the undersigned has this 12 day of May, 2002 made and subscribed these Article of Incorporation for the uses and purposes aforesaid.



Sandy Ballantyne
Sandy Ballantyne, Incorporator

CERTIFICATE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated Professional Corporation at the place designated in the Articles of Incorporation, 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 familiar with and accept the obligations of my position as registered agent.

S J Ballantyne
Sandy Ballantyne

5/12/02
Date

FILED

02 MAY 22 AM 9:56

SECRETARY OF STATE
TALLAHASSEE FLORIDA