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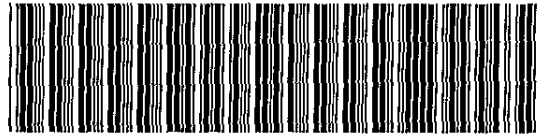
(Business Entity Name)

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02 NOV '7 AM 11:42
SECRETARY OF STATE
TALLAHASSEE FLORIDA

12/11/02

VARGAS, ZION & KAHANE, P.A.

4000 HOLLYWOOD BOULEVARD SUITE 675-S
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PRISCILLA D. VARGAS
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ERIC T. MAGOON
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GREGORY J. WRIGHT, OF COUNSEL

October 28, 2002

Secretary of State
Division of Corporations
P.O. Box 5588
Tallahassee, FL 32314

Re: SRF Investment Group, Inc.

Gentlemen:

Enclosed are Articles of Incorporation for the referenced corporation, together with our check in the amount of \$78.75 representing the filing fee for same. Kindly file the Articles and date stamp the copy which has been provided along with a self addressed stamped envelope.

If you have any questions, please do not hesitate to call me.

Sincerely,

ROBERT S. KAHANE

RSK:bh
Enclosures

ARTICLES OF INCORPORATION

OF

SRF INVESTMENT GROUP, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby organizes and incorporates a professional service corporation under the laws of the State of Florida, pursuant to Florida Statutes Chapter 621.

ARTICLE I. NAME

The name of the corporation is SRF INVESTMENT GROUP, INC.

ARTICLE II. NATURE OF BUSINESS

This corporation will engage in the business of real estate property investments.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 1000 shares of common stock having a nominal or par value of \$1.00 per share.

ARTICLE IV. PRE-EMPTIVE RIGHTS

Every shareholder, upon the sale of stock by the corporation, whether it be previously unissued shares authorized in the Articles of Incorporation originally filed or new shares created by amendment thereto, shall have the right to purchase their pro rata share thereof at the same price and under the same terms at which it is offered to others.

ARTICLE V. INITIAL CAPITAL

The amount of capital with which this corporation will begin business shall not be less than the minimum amount required under the applicable Florida Statutes.

ARTICLE VI. BEGINNING OF CORPORATE EXISTENCE

The date when the corporate existence of this corporation shall begin business shall not be less than the minimum amount required under the applicable Florida Statutes.

ARTICLE VII. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VIII. INITIAL REGISTERED OFFICE AND AGENT

The address of the initial principal office of this corporation in the State of Florida is 1020 S.W. 93rd Avenue, Plantation, Florida 33324. The Board of Directors may, from time to time, move the principal office to any other address.

The name and address of the initial Registered Agent of this corporation is ROBERT S. KAHANE, ESQUIRE.

ARTICLE IX. DIRECTORS

This corporation shall have one Director initially. The number of Directors may be increased, from time to time, by the By-laws adopted by the stockholders.

To the extent permitted by law, the corporation shall indemnify and hold harmless each person serving as a Director or Officer of the corporation and each person who serves, at the request of the corporation, as a Director or Officer of any other corporation, from and against any and all claims and liabilities to which such person shall become subject by reason of his being a Director or Officer of the corporation, or by reason of any action alleged to have been taken or omitted by him as a Director or Officer. The corporation shall reimburse each such person for all costs, legal and other expenses reasonably incurred by him in connection with any claim or liability as to which it shall be adjudged that such Director or Officer is liable to the extent permitted by law.

The rights accruing to any person under the foregoing provisions shall not exclude any other right to which he may be lawfully entitled, nor shall anything herein contained restrict the right of the corporation to indemnify or reimburse such person in any proper case even though not specifically provided for herein.

No contract or other transaction between this corporation and any other firm or corporation and no act of this corporation shall in any way be affected or invalidated by the fact that any of the directors of the corporation are pecuniarily or otherwise interest in or are Directors or Officers of such other firm or corporation, provided that the fact that he is so interest shall be disclosed or shall be known to the Board

of Directors of the corporation or such member thereof as shall be present at any meeting of the Board at which action upon such contract or transactions shall be taken; and any Director of the corporation who is also a Director or Officer of such other corporation or is so interested, may be counted in determining the existence of a quorum at any meeting of the Board of Directors of the corporation which shall authorize any such contract or transactions, with the like force and effect as if he were not a Director or Officer of such other corporation or not so interested.

ARTICLE X. INITIAL OFFICERS AND DIRECTORS

The name and post office address of the initial Officer and Director of the corporation is:

Scott Fleischer
1020 S.W. 93rd Avenue
Plantation, FL 33324

ARTICLE XI. INCORPORATOR

The name and post office address of the subscriber to these Articles of Incorporation is:

Scott Fleischer
1020 S.W. 93rd Avenue
Plantation, Florida 33324

ARTICLE XII. AMENDMENTS

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by it to the stockholders and approved at the stockholders' meeting by a majority of the stock entitled to vote thereon, unless all the Directors and all the stockholders sign a written statement manifesting their intentions that a certain amendment of these Articles of Incorporation be made.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal and has acknowledged and filed these Articles in the Office of the Secretary of the State of Florida as Incorporator of SRF Investment Group, Inc., this 30th day of September, 2002.



INCORPORATOR

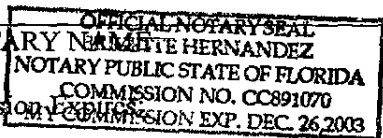
STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, a Notary Public duly authorized in this State and County above-named, to take acknowledgments, personally appeared Scott Fleischer, personally known to me, to me well known as the person described as the subscriber in and who executed the foregoing Articles of Incorporation.

WITNESS my hand and official seal at Hollywood, Broward County, Florida, this 30th day of September, 2002.

Briette Hernandez
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

PRINT NOTARY NAME
My Commission Expires


DEPARTMENT OF STATE

This certificate designates the place of business or domicile for the service of process within this state naming the agent upon which process may be served and the names and addresses of the officers and directors.

The following is submitted in compliance with chapter 48.091 of the Florida Statutes.

SRF Investment Group, Inc., a corporation organized (or organizing) under the laws of the State of Florida with its principal office located at 1020 S.W. 93rd Avenue, Plantation, Florida 33324, has named Robert S. Kahane, Esquire, as its agent to accept service of process within this state.

OFFICERS, DIRECTORS AND SPECIFIC ADDRESSES:

President and Director	:	Scott Fleischer
Vice President and Director	:	Scott Fleischer
Treasurer	:	Scott Fleischer
Secretary	:	Scott Fleischer

FILED
02 NOV 7 AM 11:43
SECRETARY OF STATE
TALLAHASSEE FLORIDA

ACCEPTANCE:

I agree, as Resident Agent of SFR Investment Group, Inc., to accept service of process, to keep the office open during prescribed hours, to post my name) and the names of my other officers of said corporation authorized to accept service of process) at the above Florida designated address in some conspicuous place in the office as required by law.

BY _____

ROBERT S. KAHANE