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January 13, 2003.

Kupfer, Kupfer & Skolnick

Requestor's Name

1700 University Dr #110

Address

Coral Springs, FL 33071

City

State

ZIP

Phone

(954) 755-3600.

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CORPORATION(S) NAME

J. Peters Realty, INC

Profit

NonProfit

Amendment

Merger

Foreign

Dissolution

Mark

Limited Partnership

Annual Report

Other

Reinstatement

Reservation

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**ARTICLES OF INCORPORATION
OF
J. PETERS REALTY, INC.**

In compliance with the requirements of F. S. Chapter 607, the undersigned being a natural person, does hereby act as an incorporator in adopting and filing the following Articles of Incorporation for the purpose of organizing a business corporation.

ARTICLE I

The name of the corporation shall be:

J. PETERS REALTY, INC.

ARTICLE II

The corporation may engage in any activity or business permitted under the laws of the United States and of this state.

ARTICLE III

1. The maximum number of shares of stock which this corporation is authorized to have outstanding at any time shall be One Thousand (1000) shares of common stock having a par value of \$.01 per share. All common shares shall be identical with each other in every respect and the holders of common shares shall be entitled to one vote for each share on all matters on which shareholders have the right to vote.

2. The capital stock may be paid for with property, labor or services at a just valuation to be fixed by the incorporators, or by the directors at a meeting called for such purpose or at the organization meeting.

3. Property, labor or services may also be purchased or paid for with the capital stock at

a just valuation of said property, labor or services, to be fixed by the directors of the company. Stock in other corporations or going businesses may be purchased by the corporation in return for the issuance of its capital stock and said purchase shall be on such basis and for such consideration and the issuance of so much of the capital stock as the Directors of the company may decide.

ARTICLE IV

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 stock.

ARTICLE V

The existence of the corporation is perpetual.

ARTICLE VI

The street address of the initial registered office of this corporation is:

8855 Okeechobee Blvd., #204
West Palm Beach, Florida 33411

and the initial registered agent of this corporation at the above is:

Jacqueline I. Peters

ARTICLE VII

The business of the corporation shall be managed by Board of Directors consisting of not less than one nor more than nine persons.

ARTICLE VIII

The names and street addresses of the person(s) signing these Articles of Incorporation are:

NAMES

ADDRESSES

Jacqueline I. Peters

8855 Okeechobee Blvd. #204
West Palm Beach, Florida 33411

ARTICLE IX

The Board of Directors shall be elected at the annual meeting of the shareholders of the corporation by a majority vote of those shareholders attending said meeting in person or by proxy.

ARTICLE X

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

ARTICLE XI

Every shareholder upon the sale for cash or 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 rata share thereof at the price at which it is offered to others.

ARTICLE XII

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

ARTICLE XIII

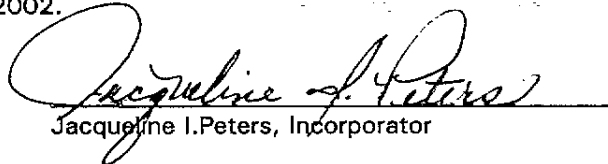
The Corporation shall indemnify its directors, officers, employees, and agents to the fullest extent permitted by law.

ARTICLE XIV

The street address of the office of this Corporation is:

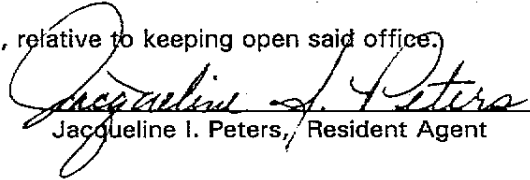
8855 Okeechobee Blvd., #204
West Palm Beach, Florida 33411

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this ~~28th~~ ^{December} day of November, 2002.


Jacqueline I. Peters, Incorporator

ACKNOWLEDGMENT:

Having been named initial registered agent for the above-stated corporation, at the initial registered office designated, I hereby accept to act in this capacity and agree to comply with the provisions of Chapter 607, Florida Statutes, relative to keeping open said office.



Jacqueline I. Peters, Resident Agent

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