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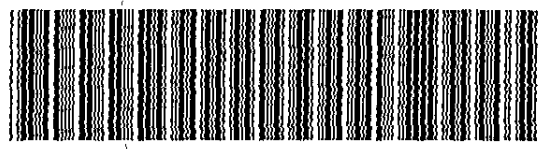
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6/26/03

LAW OFFICES
FREEDMAN & McCLOSKY
PROFESSIONAL ASSOCIATION
SUITE 700, SOUTHTRUST TOWER
ONE EAST BROWARD BOULEVARD
FORT LAUDERDALE, FLORIDA 33301

REED B. McCLOSKY
RANDY R. FREEDMAN

TELEPHONE (954) 764-3800
TELECOPIER (954) 764-2840

June 16, 2003

Secretary of State
Division of Corporation
409 E. Gaines Street
Tallahassee, FL 32314

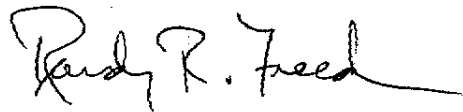
Re: Elbert Babb, P.A.

Dear Sir:

I have enclosed this firm's check in the amount of \$70.00 as the filing fee for the above-referenced corporation. I have also enclosed the original and one copy of the executed Articles of Incorporation. Please return to me one file-stamped copy in the stamped envelope enclosed. Thank you.

Very truly yours,

FREEDMAN & MCCLOSKY, P.A.



Randy R. Freedman

RBM/fjm

Enclosures

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FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

June 20, 2003

RANDY R. FREEDMAN, ESQUIRE
SUITE 700 - SOUTHTRUST TOWER
ONE EAST BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

SUBJECT: ELBERT BABB, P.A.
Ref. Number: W03000017750

We have received your document for ELBERT BABB, P.A. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The specific nature of business of the professional association must be stated in the document.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6973.

Claretha Golden
Document Specialist
New Filings Section

Letter Number: 403A00037997

RECEIVED
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TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

ELBERT BABB, P.A.

FILED
2003 JUN 26 PM 3:47
SECRETARY OF STATE
TALLAHASSEE FLORIDA

The undersigned associates for the purpose of becoming a corporation under the laws of the State of Florida, by and under the provisions of the Florida Business Corporation Act, Chapter 607, Florida Statutes, providing for the formation, liability, rights, privileges and immunities of corporations.

ARTICLE I

The name of the corporation and the street address of its initial principal office is:

ELBERT BABB, P.A.
1800 N.E. 27th Street
Wilton Manors, FL 33306

ARTICLE II

This corporation shall commence its existence as of the date of the filing of these articles, and its existence shall be perpetual.

ARTICLE III

This corporation is organized for the purpose of operating a real estate brokerage company.

ARTICLE IV

This corporation is authorized to issue one hundred shares of common stock with no par value.

ARTICLE V

The name and address of the initial registered agent and street address of the initial registered office of this corporation are:

Freedman & McClosky, P.A.
One East Broward Blvd. Suite 700
Ft. Lauderdale, FL 33301

ARTICLE VI

The number of directors of this corporation shall be not less than one (1). The initial number of directors shall be one (1), and the number of directors may be increased and decreased from time to time by the by-laws of this corporation. The name and address of the initial director is:

<u>NAME</u>	<u>ADDRESS</u>
Elbert Babb	1800 N.E. 27 th Street Wilton Manors, FL 33306

ARTICLE VII

The initial officers of the corporation shall be:

<u>NAME</u>	<u>Office</u>
Elbert Babb	President and Secretary

ARTICLE VIII

The name and address of the incorporator is:

Randy R. Freedman, Esq.
Freedman & McClosky, P.A.
One East Broward Blvd., Suite 700
Ft. Lauderdale, FL 33301

ARTICLE IX

The power to adopt, alter, amend or repeal by-laws will be vested in the board of directors and shareholders.

ARTICLE X

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

ARTICLE XI

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment to them.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on this 23rd day of June 2003.

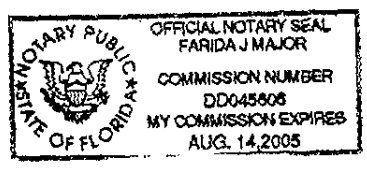
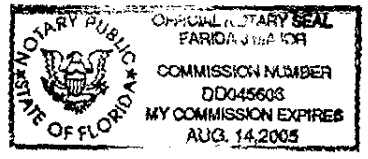
Randy R. Freedman
Randy R. Freedman
Incorporator

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 23rd day of June, 2003, by Randy R. Freedman, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Farida J. Major
NOTARY PUBLIC

My Commission Expires:



ACCEPTANCE OF APPOINTMENT

Pursuant to 48.091 and 607.0501, Florida Statutes, the undersigned acknowledges and accepts its appointment as registered agent of ELBERT BABB, P.A., and agrees to act in that capacity and to comply with the provisions of the Florida Business Corporation Act relative to keeping open the registered office at the address specified above. The undersigned is familiar with and accepts the obligations of 607.0505, Florida Statutes.

FREEDMAN & McCLOSKY, P.A.

BY: Randy R. Freed
Randy R. Freedman, as agent

Date: June 23, 2003

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