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EFFECTIVE DATE  
**7-23-04**

**FLORIDA PROFIT CORPORATION OR P.A.**

**SF REALTY OF FLORIDA, INC.**

NEW NAME SF REALTY GROUP OF SOUTH FLORIDA, INC.

Certificate of Status	0
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**ARTICLES OF INCORPORATION**  
**OF**  
**SF REALTY GROUP OF SOUTH FLORIDA, INC.**

In compliance with the requirements of F.S. Chapter 607, the undersigned, being a natural person, hereby acts 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 ("Corporation") is SF REALTY GROUP OF SOUTH FLORIDA, INC.

**ARTICLE II**

The existence of the Corporation shall begin on July 23, 2004.

EFFECTIVE DATE  
7-23-04

**ARTICLE III**

The street address of the principal office of the Corporation is 5706 NW 66<sup>th</sup> Avenue, Tamarac, FL 33351.

**ARTICLE IV**

The maximum number of shares this Corporation is authorized to issue is 100,000,000, par value \$.01 per share, all of which shall be Common Shares. 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.

**ARTICLE V**

The initial street address of the Corporation's registered office is 5706 NW 66<sup>th</sup> Avenue, Tamarac, FL 33351. The initial registered agent for the Corporation at that address is Jack S. Sanzeri, Jr.

**ARTICLE VI**

The initial board of directors shall consist of one (1) member. This number may be increased or decreased from time to time in accordance with the Corporation's bylaws, but shall never be less than one. The names and addresses of the persons who will serve on the initial board of directors are:

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NAME	ADDRESS	TITLE
JACK S. SANZERI, JR.	5706 NW 66 <sup>th</sup> Avenue Tamarac, FL 33351	President/Secretary

**ARTICLE VII**

The names and street addresses of the person signing these articles of incorporation are:

NAME	ADDRESS
JACK S. SANZERI, JR.	5706 NW 66 <sup>th</sup> Avenue, Tamarac, FL 33351

**ARTICLE VIII**

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

IN WITNESS WHEREOF, the undersigned incorporator has executed these articles of incorporation on July 22, 2004.

  
Name: JAY E. AUERBACH, ESQ.  
signed by atty in fact

**ACCEPTANCE OF REGISTERED AGENT**

Having been named to accept service of process for SF REALTY GROUP OF SOUTH FLORIDA, INC. at the place designated in the articles of incorporation, the undersigned is familiar with and accepts the obligations of that position pursuant to F.S. 607.0501(2).

Date: July 22, 2004.

  
Name: JAY E. AUERBACH, ESQ.  
signed by atty in fact

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