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DIVISION OF CORPORATIONS
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J. Shivers MAY 02 2005

2005-20259

LAW OFFICES
JACOBI & JACOBI
PROFESSIONAL ASSOCIATION

BENJAMIN R. JACOBI
JOEL S. JACOBI

1313 N.E. 125 STREET
NORTH MIAMI, FL 33161

April 14, 2005

TELEPHONE
DADE (305) 893-4135
BROWARD (954) 921-4026
TELEFAX
(305) 893-4173

Secretary of State
Division of Corporations
Dept. Of State
P.O. Box 6327
Tallahassee, FL 32314

Re: 2020 Properties, Inc.

Gentlemen:


Enclosed please find two sets of Articles of Incorporation for the above corporation along with a check in the amount of \$78.75, and a self-addressed stamped envelope for forwarding a certified copy of the Articles to the undersigned.

Thank you for your cooperation and courtesies in this matter.

Very truly yours,

JACOBI & JACOBI, P.A.

BY:


BENJAMIN R. JACOBI

BRJ:crm
Enclosures

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**ARTICLES OF INCORPORATION
OF
104 PROPERTIES, INC.**

I, the undersigned, in order to form a corporation under and pursuant to the provisions of the Law of Florida for the purposes set forth below, hereby subscribed to these Articles of Incorporation.

I

The name of the corporation shall be: 104 PROPERTIES, INC.

II

The purposes and general nature of the business to be transacted by the corporation shall be as follows:

- A. To do and transact any and all business as permitted under the laws of the State of Florida and the United States of America.

Without limiting any of the purposes, powers and objects of this corporation, it is expressly declared and provided that this corporation shall have power in carrying on its own business, or for the purpose of accomplishment of any of the purposes or attainment of the objects hereinabove specified, to make and perform contracts of any kind and description and to do any and all other acts and things, and to exercise any and all powers, either as principal, agent or broker, conferred by the Laws of Florida upon corporations, and which a partnership or natural person could do and exercise, and which a part hereafter may be authorized by law.

- B. To engage in the business of property ownership/management

III

The number of shares of stock that this corporation is authorized to have outstanding at any time is Five Hundred (500) shares of One Dollar (\$1.00) par value.

IV

The amount of capital with which this corporation shall begin business shall be Five Hundred and No/100 (\$500.00) Dollars.

V

The existence of this corporation shall be perpetual.

VI

The principal office of this corporation shall be at: 3075 N.W. 83rd Street, Miami, FL 33147

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DIVISION OF CORPORATION
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VII

The Board of Directors of this corporation shall consist of not less than one (1) nor more than two (2) members.

The names and addresses of the first Board of Directors, who shall, subject to these Articles of Incorporation, By-Laws, and the laws of Florida, hold office for the first year of the corporation's existence, or until their successors shall have been elected and qualified, are as follows:

NAME	ADDRESS	TITLE
Enid Harding	3075 N.W. 83rd Street Miami, FL 33147	President
Richard Harding	3075 N.W. 83rd Street Miami FL 33147	Vice President, Secretary, Treasurer

The registered agent and the registered office for this corporation are:

Richard Harding
3075 N.W. 83rd Street
Miami, FL 33147

The name and address of the subscriber to these articles of Incorporation, and the number of shares of stock each agrees to take, the total aggregate amount of which shall be the sum of Five Hundred and No/100 (\$500.00) Dollars, the amount of capital with which this corporation shall begin business are as follows:

NAME	ADDRESS	SHARE
Enid Harding	3075 N.W. 83rd Street Miami, FL 33147	250
Richard Harding	3075 N.W. 83rd Street Miami FL 33147	250

The officers of the corporation until the first meeting of the corporation Board of Directors, or until successors are elected, shall be:

NAME	ADDRESS	TITLE
Enid Harding	3075 N.W. 83rd Street Miami, FL 33147	President
Richard Harding	3075 N.W. 83rd Street Miami FL 33147	Vice President, Secretary, Treasurer

This corporation shall be initially governed by the stockholders, notwithstanding other provisions of these Articles of Incorporation. At the discretion of the initial sole stockholder or the successor of all shares of the stockholder, or when there are two or more stockholders owning stock in the corporation, at a meeting held for that purpose, stockholders may elect to operate with Board of Directors and officers as provided elsewhere in these Articles of Incorporation. At such time there shall be elected a minimum of three directors who shall hold office for one year after their election or until their successors are elected or appointed and have qualified. The stockholders shall also elect such persons to fill the offices of: PRESIDENT, VICE PRESIDENT, SECRETARY, TREASURER, and such other office as are permitted by the By-Laws of the corporation. The officers shall serve for one year after their election or until their successors are elected or appointed and have qualified. The manner and form of electing or appointing officers and directors shall be set out in the By-Laws.


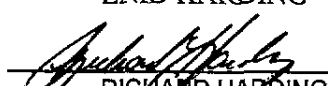
VIII

ACKNOWLEDGMENT AND CONSENT OF REGISTERED AGENT

Having been made initial Registered Agent to accept service of process of the corporation at the initial registered office designated in these Article of Incorporation, I hereby accept such status and consent to act in this capacity and agree to comply with all the requirements of the law pertaining thereto.


RICHARD HARDING

IN WITNESS WHEREOF, I have hereunto made, subscribed and acknowledged these articles of Incorporation.


ENID HARDING

RICHARD HARDING

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DIVISION OF CORPORATIONS

(Notaries on following page ...)

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I hereby certify that on this day personally appeared ENID HARDING AND RICHARD HARDING, to me well known to be the same described in and who executed these Articles of Incorporation, and acknowledged the articles to be the act and deed of the subscribers and that the facts set forth therein are true.

subscribers and that the facts set forth therein are true.

April **WITNESS** my hand and seal at North Miami, Dade County, Florida, this 14th day of April, 2005.

Cheryl Matthews
NOTARY PUBLIC

