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ARTICLES OF INCORPORATION OF

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The undersigned, for the purpose of forming a corposation of the Florida General Corporation Act, hereby adopts the following Articles of Incorporation.

ARTICLE ONE

The Corporate name is:

ALL CITY REALTY & INVESTMENTS, INC.

The Corporation's principal office and mailing address is:

3848 W. BROWARD BOULEVARD PLANTATION FLORIDA 33312

ARTICLE_TWO

DURATION

The duration of the Corporation is perpetual.

ARTICLE THREE

PURCHASE

The Corporation may transact any and all lawful business for which corporation may be incorporated under the Florida General Corporations Act.

ARTICLE_FOUR

CAPITAL STOCK

The aggregate number of shares which the Corporation has authority to issue is 7,500 all of which shall be common shares with a par value of ten cents.

ARTICLE FIVE

REGISTERED OFFICE

The street address of the initial Registered Office of the Corporation is 3848 W. BROWARD BOULEVARD, PLANTATION, FLORIDA 33312 and the name of the initial Registered Agent at such address is MORRIS A. GIRNUN.

ARTICLE SIX

DIRECTORS

The business of the Corporation shall be managed by a Board of Directors consisting of a minimum of one director and a maximum of six directors.

ARTICLE SEVEN

INCORPORATOR

The name and address of the Incorporator is:

MORRIS A. GIRNUN

1810 SABEL DRIVE

DEERFIELD BEACH

FLORIDA 33442

(305) 574-0081

IN WITNESS WHEREOF. I have Subscribed my name this <u>10TH</u> day of <u>MARCH</u>, 1995.

ncorporator

FILETO 95 HAR 17 AH B 49 EXELAHASSEL FLOOM

STATE OF FLORIDA

County of BROWARD

On this <u>LOTH</u> day of <u>MARCH</u>, 1995, before me personally appeared <u>MORRIS A. GIRNUN</u> known to be the persons whose name is subscribed to the within instrument, and acknowledged that he has executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA, MY COMMISSION ENTIRES, Job. 4, 1995, MORDED HARD NOTARY FEBLIC UNDERWRITERS,

CERTIFICATE OF REGISTERED AGENT

Pursuant to 48.091 Florida Statues, the following is submitted in compliance with said Act; that ALL CITY REALTY & INVESTMENTS, INC., desiring to organize under the laws of the State of Florida, with its principal place of business at 3848 W. BROWARD BOULEVARD, PLANTATION, FLORIDA, 33312 named MORRIS A, GIRNUN located at 3848 W. BROWARD BOULEVARD, PLANTATION, FLORIDA 33312 as its agent to accept service of process within Florida.

ACKNOWLEDGEMENT

Having been named to accept service of process for the above stated Corporation at the place designated in the Certificate, I hereby agree to act in this capacity and to comply with provisions of said statues relative to the proper and complete performance of my duties.

DATED: This 10TH day of MARCH, 1995.

Registered Agent

FLDRLIC # GUSS-541-43-396-0