

1201 HAYS STREET
TALLAHASSEE, FL 32301
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800-342-8086



ACCOUNT NO. : 072100000032

REFERENCE : 595843 11703A

AUTHORIZATION :

COST LIMIT : 9 PPD

ORDER DATE : May 9, 1995

ORDER TIME : 10:19 AM

ORDER NO. : 595843

CUSTOMER NO: 11703A

CUSTOMER: Thomas Lardin, Esq.
THOMAS D. LARDIN, P.A.

Suite 100
1901 W. Cypress Creek Road
Fort Lauderdale, FL 33309

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-05/09/95--01091--005
*****70.00 *****70.00

DOMESTIC FILING

NAME: BELLE TERRE REALTY ASSOCIATES,
INC.

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Jennifer Moran

EXAMINER'S INITIALS:

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

95 MAY 10 PM 4:35

FILED

T. BROWN MAY - 9 1995



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

May 9, 1995

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: BELLE TERRE REALTY ASSOCIATES, INC.
Ref. Number: W9500009795

We have received your document for BELLE TERRE REALTY ASSOCIATES, INC. 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 registered agent and registered office listed in your articles of incorporation must be consistent throughout the document.

Please return 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 (904) 487-6932.

Teresa Brown
Corporate Specialist

Letter Number: 095A00023221

ARTICLES OF INCORPORATION
OF
BELLE TERRE REALTY ASSOCIATES, INC.

FILED
95 MAY 10 PM 4:35
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a corporation under the Florida General Corporation Act, does hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of this corporation is Belle Terre Realty Associates, Inc.

ARTICLE II

The duration of this corporation is perpetual and the date and time of the commencement of corporate existence will be simultaneous with the filing of these Articles.

ARTICLE III

The general purposes for which the corporation is organized are: (1) To engage in the business of any and all real estate brokerage services. (2) To transact any other lawful business for which corporations may be incorporated under the Florida General Corporation Act or engage in any other trade or business which can, in the opinion of the Shareholders of the corporation, be advantageously carried on in connection with or auxiliary to the foregoing business. (3) To do such other things as are incidental to the foregoing or necessary or desirable to accomplish the foregoing.

ARTICLE IV

The aggregate number of shares which the corporation is authorized to issue is sixty (60) shares. The corporation is authorized to issue only one class of stock, and all issued stock shall be held of record by not more than fifteen (15) persons. Stock shall be issued and transferable only to natural persons who are not non-resident aliens. The shares shall have no par value.

ARTICLE V

The street address of the official principal office and the business address of the corporation is 7880 West Oakland Park Boulevard, Building G, Sunrise, Florida 33321. The registered agent for this corporation is Thomas D. Lardin and his address is 1901 West Cypress Creek Road, Suite 100, Fort Lauderdale, Florida 33309.

ARTICLE VI

The corporation shall have no board of Directors but shall be managed directly by its shareholders. The name and address of each person who is to serve as an officer of the corporation is:

Andrew A. Kruglanski
7800 West Oakland Park Blvd.
Building G
Sunrise, Florida

President/Secretary

ARTICLE VII

The name and address of the incorporator of this corporation
is:

Andrew A. Kruglanski
7800 West Oakland Park Blvd.
Building G
Sunrise, Florida

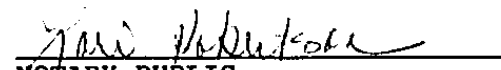
EXECUTED by the undersigned incorporator on this the 8th
day of May, 1995.


ANDREW A. KRUGLANSKI

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared
Andrew A. Kruglanski, to me well known and known to me to be the
person described in and who executed the foregoing instrument who,
first being duly sworn, deposes and says that he has executed the
foregoing Articles of Incorporation, freely and voluntarily, and
for the reasons therein expressed.

DATED on this the 8th day of May, 1995.


NOTARY PUBLIC
State of Florida at Large

My Commission Expires:



LORI ROBERTSON
MY COMMISSION # CC288089 EXPIRES
July 7, 1997
BONDED THRU TROY FAIR INSURANCE, INC.

**CERTIFICATE DESIGNATING REGISTERED AGENT
AND REGISTERED OFFICE**

FILED
95 MAY 10 PM 4:35
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with Section 607.034, Florida Statutes, the following is submitted in compliance with said Act.

The registered agent of the newly formed corporation named Belle Torre Realty Associates, Inc. is Thomas D. Lardin. This designation is being made and filed simultaneously, with the filing of Articles of Incorporation.

The registered office of the newly formed corporation is 1901 West Cypress Creek Road, Suite 100, Fort Lauderdale, Florida 33309. This designation is also submitted simultaneously with the Articles of Incorporation.

This agent is appointed to accept service of process duly served on this corporation at the above-designated address.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated corporation at the place designated for such service, I hereby accept the appointment and agree to act in such capacity.



THOMAS D. LARDIN