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MULLEN & BIZZARRO, P.A.

JOSEPH P. MULLEN
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JAMES H. MURRAY, III
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SUITE 302
240 EAST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (305) 772-9000
FAX (305) 493-8705

August 7, 1995

Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

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****122.50 ****122.50

RE: CERTIFIED REALTY MANAGEMENT, INC.

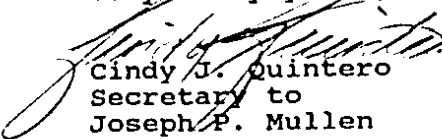
Dear Sir or Madam:

Enclosed herewith please find the original and one (1) copy of Articles of Incorporation for CERTIFIED REALTY MANAGEMENT, INC. with our check in the amount of \$122.50 representing your fee for filing the Articles of Incorporation.

Kindly file the Articles and return a copy of same to the undersigned in the enclosed, self-addressed stamped envelope.

Thanking you for your prompt attention to this matter, I remain,

Very truly yours,


Cindy J. Quintero
Secretary to
Joseph P. Mullen

/cjq

Enc.

corp/secstate.po

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ARTICLES OF INCORPORATION
OF
CERTIFIED REALTY MANAGEMENT, INC.

ARTICLE I - NAME

The name of this corporation is CERTIFIED REALTY MANAGEMENT, INC., with its principal office and its mailing address being located at 110 N.E. 51st Street, Ft. Lauderdale, FL 33334.

ARTICLE II - DURATION

This corporation shall have perpetual existence commencing on the date of the filing of these Articles of Incorporation by the Department of State.

ARTICLE III - PURPOSE

This corporation is organized for the purpose of transacting any and all lawful business.

ARTICLE IV - CAPITAL STOCK

This corporation is authorized to issue One Hundred (100) shares of \$1.00 par value common stock which shall be designated as "Common Shares".

ARTICLE V - PRE-EMPTIVE RIGHTS

Every shareholder, upon the sale by the corporation of any new stock of this corporation, shall have the right to purchase his pro rata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE VI - INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of this corporation is 110 N.E. 51st Street, Ft. Lauderdale, Florida 33334 and the name of the initial registered agent of this corporation at that address is Thomas E. Drigert.

ARTICLE VII - INITIAL BOARD OF DIRECTORS

The corporation shall have one (1) Director. The number of Directors may be increased, and thereafter further increased or decreased, from time to time in accordance with the By-laws of the Corporation. The name(s) and address(es) of the initial Director is: Thomas E. Drigert, 110 N.E. 51st Street, Ft. Lauderdale, Florida 33334.

ARTICLE VIII - INCORPORATOR

The name and address of the Incorporator signing these Articles is: Thomas E. Drigert, 110 N.E. 51st Street, Ft. Lauderdale, Florida 33334.

ARTICLE IX - INDEMNIFICATION

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

ARTICLE X - AMENDMENT

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment hereto. Any right conferred upon the shareholders is subject to this reservation.

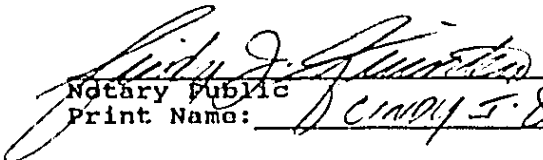
IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation on the date of signing.

Dated: August 4, 1995


THOMAS E. DRIGERT, INCORPORATOR

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4th
day of August, 1995, by THOMAS E. DRIGERT, who is personally known
to me or who has produced _____ as
identification and who did not take an oath.


Notary Public
Print Name: CINDY J. QUINTERO

My Commission Expires:

Certificate designating place of business or domicile for the
service of process within Florida, naming agent upon whom process
may be served.


In compliance with Section 48.091(1), Florida Statutes (1991),
the following is submitted:

That, CERTIFIED REALTY MANAGEMENT, INC., desiring to organize
or qualify under the laws of the State of Florida, has named Thomas
E. Drigert, as its agent to accept service of process within the
State of Florida.

Dated: August 4, 1995



CINDY J. QUINTERO
MY COMMISSION & CREDENTIALS EXPIRES
January 12, 1997
BONDED THRU TROY PAUL INSURANCE, INC.


THOMAS E. DRIGERT
Incorporator

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CLERK OF STATE
JULIA C. BERTOLINI

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of the Florida Statutes relative to the proper performance of my duties.

Dated: August 4, 1995


THOMAS E. DRIGERT
Registered Agent

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CLERK OF COURT
STATE OF FLORIDA

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August 5, 1996

REPLACEMENT FEE 1996

ANNUAL REPORT: CERTIFIED REALTY
MANAGEMENT, INC.

DEBIT MEMO: # 12396-A

CHECK #: 3166