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8 15-1995 17:00 P. 16/25
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((H95000009009)) DOCUMENT TYPE: FLORIDA PROFIT CORPORATION OR P.A.
NAME: OTTA REALTY CORP.
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DIVISION OF CORPORATIONS



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortman
Secretary of State

August 16, 1995

EMPIRE CORPORATE KIT COMPANY

MIAMI, FL

SUBJECT: STIA REALTY CORP.
REF: W95000016502

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STATE
TALLAHASSEE
FLORIDA

ARTICLES OF INCORPORATION
OF
STTA REALTY CORP.

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I, Paul J. Lane, being of legal age, do hereby sign these presents for the purpose of becoming a Corporation under the laws of the State of Florida authorising the formation of Corporation.

These Articles of Incorporation are to be effective on the 15 day of August, 1985. (If no date is inserted, these Articles are to be effective as of the date of filing with the Secretary of State).

ARTICLE I

The name of the Corporation shall be: STTA REALTY CORP.

EFFECTIVE DATE
8-15-85

ARTICLE II

The general nature of the business and the objects and purposes to be transacted and carried on are to do any and all of the things herein mentioned, as fully and to the same extent as natural persons might or could do, viz:

REAL ESTATE SALES AND MANAGEMENT

and to do any and all things and matters necessary and appertaining thereto and further enabling this corporation to engage in any activity or business permitted under the laws of the United States and of the Chapter 607 of the Florida Statutes and any successor or supplemental Statute or authority; to purchase, hold, sell and transfer shares of its own capital stock; subject, however, to

PREPARED BY:
PAUL J. LANE, Esq.
COVER & LANE, P.A.
5310 N.W. 33 AVE., SUITE 100
FT. LAUDERDALE, FL 33309
FLORIDA BAR NO. 292642
(305) 464-3936

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such limitations as may be provided by law; capital stock owned by the corporation shall not be voted upon directly, nor counted as outstanding for the purpose of any stockholders' quorum or vote; and to do all acts and everything necessary, suitable, convenient or proper for the accomplishment of any of the purposes thereafter or before enumerated or incidental to the powers herein named, or which shall at any time appear conducive or expedient for the benefit or protection of the corporation, either as holders of, or interested in any property, or otherwise; and to exercise all of the powers which are now or may hereafter be conferred upon corporation generally by the laws of the State of Florida.

ARTICLE III

The capital stock authorized, the par value thereof, and the characteristics of such stock shall be as follows:

ONE THOUSAND (1,000) SHARES,
ONE (\$1.00) DOLLAR PAR VALUE,
COMMON STOCK

ARTICLE IV

This corporation shall exist perpetually unless sooner dissolved according to law.

ARTICLE V

The initial address of said corporation shall be:

c/o 8310 N.W. 33rd Ave., Suite 100, Ft. Lauderdale, FL 33309

with the privilege of having its office and branch offices at other places within or without the State of Florida.

ARTICLE VI

The number of Directors of this corporation shall be not less than one nor more than three, and the initial Board of Directors of this corporation shall be comprised of one (1) member.

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ARTICLE VII

The names and street addresses of the persons who are appointed to act as Directors until the first annual meeting of the stockholders or until their successors are elected and shall qualify are:

<u>NAME</u>	<u>ADDRESS</u>
Paul J. Lane	5310 N.W. 33rd Ave., Suite 100 Ft. Lauderdale, FL 33309

ARTICLE VIII

The names and addresses of the person signing these Articles of Incorporation as a Subscriber and the number of shares each has agreed to purchase are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>NO. OF SHARES</u>
Paul J. Lane	5310 N.W. 33rd Ave., Suite 100 Ft. Lauderdale, FL 33309	1000

ARTICLE IX

These Articles of Incorporation may be amended in the manner provided by law. Each amendment shall be approved by the Board of Directors, proposed by them to the stockholders, and approved at a stockholder's meeting by a majority of the stock entitled to vote thereon.

ARTICLE X

The address of the registered office of this corporation shall be:
5310 N.W. 33rd Ave., Suite 100, Ft. Lauderdale, 33309

ARTICLE XI

The corporation has designated as its Registered Agent, PAUL J. LANE, who is a resident of the State of Florida, and whose business office is the same as that of the registered office.

IN WITNESS WHEREOF, I, the undersigned, being the original subscriber to the capital stock hereinabove named, and for the purpose of forming a corporation

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pursuant to the corporation law of the state of Florida, do make and file this Certificate, hereby declaring and certifying that the facts herein stated are true and do agree to take the number of shares of stock hereinabove set forth, and accordingly have hereunto set my hand and seal at Fort Lauderdale, Broward County, Florida, this 15 day of August, 1995.

[Signature]
Paul J. Lane (SEAL)

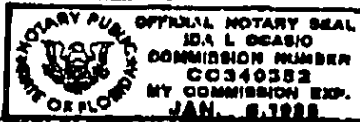
STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared Paul J. Lane, to me well known and known to be to be the individual described in and who executed the foregoing Certificate of Incorporation, and acknowledged before me that he executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal at Broward County, Florida, this 15 day of August, 1995.

[Signature]
IDA L. OCASIO (SEAL)
NOTARY PUBLIC

My Commission Expires: 1-6-98



ACKNOWLEDGMENT

Having been named as Registered Agent for the above-stated corporation at the place designated in these Articles, I hereby accept to act in this capacity, and agree to comply with the provision of all applicable statutes relative to keeping open said office.

[Signature]
Paul J. Lane

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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