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new
PROFESSIONAL
LEGAL & FINANCIAL SERVICE

79600001591

ACCOUNT NO. : 072100000032

REFERENCE : 793486 168061A

AUTHORIZATION :

COST LIMIT : \$ ~~1000~~ PREPAID

ORDER DATE : January 5, 1996

ORDER TIME : 8:46 AM

ORDER NO. : 793486

CUSTOMER NO: 168061A

CUSTOMER: Robert C. Stone, Esq
ROBERT C. STONE, P.A.

Suite 202b
4330 Sheridan Street
Hollywood, FL 33021

700001673327
-01/05/96--01017--015
****122.50 ****122.50

DOMESTIC FILING

NAME: ESTATES REALTY INVESTMENT INC.

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: POLLYE JANISSE

EXAMINER'S INITIALS:

T. BROWN JAN - 8 1996

FILED
96 JAN -5 AM 7:45
96 JAN -5 AM 10:08
RECEIVED
SECRETARY OF STATE
DIVISION OF CORPORATION
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
ESTATES REALTY INVESTMENT INC.

FILED
96 JAN -5 AM 7:45
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purposes of forming a Corporation for Profit under the laws of the State of Florida, hereby adopts the following Articles of Incorporation for such corporation:

Article I - Name

The name of the Corporation is Estates Realty Investment Inc.

Article II - Principal Office

The principal office of the Corporation is 4330 Sheridan Street, Suite 202B, Hollywood, Florida 33021.

Article III - Duration

The Corporation shall have perpetual existence unless dissolved pursuant to law.

Article IV - Nature of Business

The Corporation may engage in any activity or business permitted under the laws of the United States or the State of Florida.

Article V - Capital Stock

The Corporation is authorized to issue One Thousand (1,000) shares of One dollar (\$1.00) per share par value common stock.

Article VI - Initial Registered Office and Agent

The street address of the initial registered office of the Corporation is 4330 Sheridan Street, Suite 202B, Ft. Lauderdale, FL Florida 33021, and the name of the initial registered agent of the Corporation at that address is Robert C. Stone, Esq. The Board of Directors of the Corporation may from time to time move its principal office in the State of Florida to any other place in this State.

Article VII- Initial Board of Directors

The Corporation shall initially have one (1) director(s) to hold office until the first annual meeting of shareholders and his\their successor(s) shall have been duly elected and qualified, or until his\their earlier resignation, removal from office or death. The number of directors may be either increased or

decreased from time to time in accordance with the Bylaws of the Corporation. The name and address of the initial director(s) of the Corporation is as follows:

Name	Address
Robert C. Stone, Esq.	4330 Sheridan Street Suite 202B Hollywood, Fl 33021

ARTICLE VIII - Officers

The names and addresses of the original officers are as follows:

President:	Joseph Muraskin 4330 Sheridan Street Suite 202B Hollywood, Florida 33021
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Secretary\Treasurer:	Irv Blander 4330 Sheridan Street Suite 202B Hollywood, Florida 33021
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Article IX - Incorporator

The name and address of the incorporator is as follows:

Robert C. Stone, Esq.
4330 Sheridan Street
Suite 202B
Hollywood, Fl 33021

Article X - Amendments

The power to amend these Articles of Incorporation in accordance with law is reserved to the shareholders. Any right conferred upon any shareholder by these Articles of Incorporation is subject to this reservation.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 27th day of December, 1995.

[Signature]
INCORPORATOR

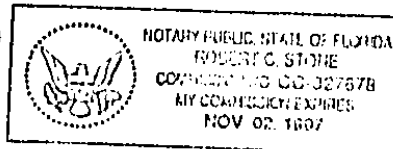
STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, authorized to take acknowledgements in the state and county set forth above, personally appeared Robert C. Stone, Esq., known to be and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the state and county aforesaid this 27th day of December, 1995.

[Signature]
Notary Public
My Commission Expires

(Notarial Seal)



ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I hereby certify that I have accepted the appointment as the initial registered agent of Estates Realty Investment Inc. and agree to serve as its agent to accept service of process within this State at the Registered Office designated in the Articles of Incorporation, and acknowledge that I am familiar with and accept the obligations pursuant to Section 607.225 of the Florida Statutes.

Dated this 27 day of December, 1995

[Signature]
Robert C. Stone, Esq.