

1201 HAYS STREET
TALLAHASSEE, FL 32301
904-225-1171
904-225-0111

800-342-8086



networks

PREMIER HALL
LEGAL & FINANCIAL SERVICES

ACCOUNT NO. : 072100000032

REFERENCE : 030754 10650A

AUTHORIZATION :

COST LIMIT : \$ 122.50

Patricia P. Pitt

ORDER DATE : February 2, 1996

ORDER TIME : 11:41 AM

ORDER NO. : 030754

300001705523

CUSTOMER NO: 10650A

CUSTOMER: Ms. Shanell Hatton
DAVID D. WELCH, ESQ

Suite 400
2401 East Atlantic Boulevard
Pompano Beach, FL 33062-5225

DOMESTIC FILING

NAME: PETER KEHOE & ASSOCIATES REAL
ESTATE, INC.

XXX ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XXX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: HARRY DAVIS

EXAMINER'S INITIALS:

DIVISION OF CORPORATION

95 FEB - 2 PM 2:20

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

96 FEB - 2 AM 8:40

RECEIVED

FILED

T. BROWN FEB - 5 1996

FILED
96 FEB -2 AM 8:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF

PETER KEHOE & ASSOCIATES REAL ESTATE, INC.

The undersigned incorporator hereby forms a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be:

PETER KEHOE & ASSOCIATES REAL ESTATE, INC.

The address of the principal office of this corporation shall be 2150 Southeast 17th Street, Suite 107, Ft. Lauderdale, Florida 33316 and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 100 shares of common stock having \$1.00 par value per share.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 2150 Southeast 17th Street, Suite 107, Ft. Lauderdale, Florida 33316, and the name of the initial registered agent of the corporation at that address is Sand Piper Yachts, Inc.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have one Director, initially. The name and address of the initial member of the Board of Directors is:

Peter Kehoe
Dir.

2150 Southeast 17th Street, Suite 107
Ft. Lauderdale

ARTICLE VII. INCORPORATOR

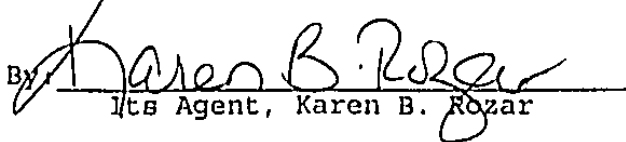
The name and street address of the incorporator to
these Articles of Incorporation:

Corporation Service Company
1201 Hays Street
Tallahassee, Florida 32301

IN WITNESS WHEREOF, the undersigned agent of
Corporation Service Company, has hereunto set their hand
and seal of Corporation Service Company on February 2, 1996 .

CORPORATION SERVICE COMPANY

By:


its Agent, Karen B. Rozar

LEL/hbd

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN THE ARTICLES OF INCORPORATION
OF PETER KENOE & ASSOCIATES REAL ESTATE, INC.

Sand Piper Yachts, Inc., a corporation organized and existing under the laws of the State of Florida and authorized to do business in this State, having a business office identical with the registered office of the corporation named above, and having been designated as the Registered Agent in the above and foregoing Articles, is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.

SAND PIPER YACHTS, INC.

By: 

Its Agent, Peter A. Kenoe

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TALLAHASSEE, FLORIDA