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STATE OF FLORIDA
TALLAHASSEE, FLORIDA
100001719441
-02/20/96--01095--009
****122.50 ****122.50



ACCOUNT NO. : 072100000032
REFERENCE : 852175 7104891
AUTHORIZATION :
COST LIMIT : \$ PREPAID

FILED
95 FEB 20 PM 3:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ORDER DATE : February 20, 1996
ORDER TIME : 10:33 AM
ORDER NO. : 852175
CUSTOMER NO: 7104891

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****122.50 ****122.50

CUSTOMER: Greg Ross, Esq
GREG ROSS & ASSOCIATES
400 W. E. Eighth Street
Fort Lauderdale, FL 33316

DOMESTIC FILING

NAME: S & K REAL ESTATE INVESTMENT,
INC.

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: CLINT FUHRMAN

EXAMINER'S INITIALS:

RECEIVED
95 FEB 20 PM 12:09
DIVISION OF CORPORATIONS

SAB
2/20/96

ARTICLES OF INCORPORATION
OF
S&K Real Estate Investment, Inc.

FILED
96 FEB 20 PM 3:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporators, for the purposes of forming a corporation under the Florida Business Corporations Act, hereby adopt(s) the following Articles of Incorporation:

ARTICLE ONE
NAME AND PRINCIPAL ADDRESS

The name of the corporation shall be S&K Real Estate Investment, Inc. The Principal address of the Corporation will be 1323 S.E. 4th Avenue, Fort Lauderdale, Florida 33316.

ARTICLE TWO
DURATION

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

ARTICLE THREE
PURPOSE

The corporation may transact any and all lawful business for which corporations may be incorporated under Florida law.

ARTICLE FOUR
CAPITAL STOCK

The number of shares of stock that this Corporation is authorized to have outstanding at any one time is 1500 shares at \$1.00 par value.

ARTICLE FIVE
PRE-EMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of

this corporation shall have the right to purchase his prorata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE SIX
REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 1323 SE 4th Avenue, Fort Lauderdale, Florida 33316, and the name of the initial registered agent at that address is Charles Kaplan, Esquire.

ARTICLE SEVEN
INCORPORATORS

The name and address of each person signing these Articles is:

<u>NAME</u>		<u>ADDRESS</u>
Raag Singhal	1323 SE 4th Avenue	Ft. Lauderdale, FL 33316
Charles Kaplan	1323 SE 4th Avenue	Ft. Lauderdale, FL 33316

ARTICLE EIGHT
INDEMNIFICATION

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

ARTICLE NINE
AMENDMENT

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

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this ____ day of _____, 1996.

Raag Singhal
Raag Singhal, Subscriber

Charles Kaplan
Charles Kaplan, Subscriber

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

BEFORE ME, the undersigned officer duly authorized to administer oaths, personally appeared Raag Singhal, 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 those Articles of Incorporation and acknowledged before me this 24th day of January, 1996, who is personally known to me (or who has produced _____ as identification.

Kristine Drucker
NOTARY PUBLIC
KRISTINE DRUCKER
PRINTED NAME

OFFICIAL NOTARY SEAL
KRISTINE DRUCKER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC320693
MY COMMISSION EXP. NOV. 14, 1997

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

BEFORE ME, the undersigned officer duly authorized to administer oaths, personally appeared Charles Kaplan, 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 and acknowledged before me
this 24th day of January, 1996, who is personally
known to me (or who has produced _____ as
identification.

Kristine Drucker
NOTARY PUBLIC
KRISTINE DRUCKER
PRINTED NAME

OFFICIAL NOTARY SEAL
KRISTINE DRUCKER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC220695
MY COMMISSION EXP. NOV. 14, 1997

ACCEPTANCE AS REGISTERED AGENT

I, Charles Kaplan do hereby accept the position of
Registered Agent for S&K Real Estate Investment, Inc.



Charles Kaplan

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, the undersigned officer duly authorized to
administer oaths, personally appeared Charles Kaplan, known to be
and known by me to be the person who executed the foregoing
Acceptance as Registered Agent, and he acknowledged before me
that he executed this Acceptance this 24th day of January,
1996, who is personally known to me (or who has produced
_____ as identification).

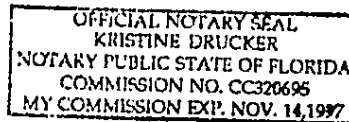


Notary Public

KRISTINE DRUCKER

printed name

My commission expires:



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SECRETARY OF STATE
TALLAHASSEE, FLORIDA