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TALLAHASSEE, FL 32301-6007
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PROFESSIONAL
LEGAL & FINANCIAL SERVICES ACCOUNT NO. : 072100000032

REFERENCE : 968704 86622A

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : May 29, 1996

ORDER TIME : 10:01 AM

ORDER NO. : 968704

CUSTOMER NO: 86622A

800001842778
-05/29/96--01067--025
***122.50 ***122.50

CUSTOMER: Charlotte A. Healy, Esq
CHARLOTTE A. HEALY, ESQ

Suite A
164 N.e. 6th Avenue
Delray Beach, FL 33483

DOMESTIC FILING

NAME: PARK EDGE REALTY, INC.

EFFECTIVE DATE:

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: Daniel W Leggett

EXAMINER'S INITIALS:

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 MAY 29 PM 3:30

RECEIVED
96 MAY 29 AM 11:40
DIVISION OF CORPORATIONS

CHARLOTTE A. HEALY, P.A.

ATTORNEY AT LAW

164 NE 6th Avenue, Suite A
Delray Beach, Florida 33483
Fla. (407) 265-4900 ♦ Fax (407) 276-3409

May 28, 1996

Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

FILED STATE
SECRETARY OF CORPORATIONS
95 MAY 29 PM 3:30

RE: Park Edge Realty, Inc.

Ladies & Gentlemen:

I enclose an original and (1) copy of the Articles of Incorporation for the above corporation and my check in the amount of \$122.50. Please file these articles immediately upon receipt.

Corporation Information Services, Inc. is hereby authorized to deliver the aforesaid documents to you and you are hereby authorized to return to Corporation Information Services, Inc. for delivery to me the Certified Copy of said articles.

Very truly yours,

Charlotte A. Healy
Charlotte A. Healy

Enclosure

cc: Donald J. Mattucci

ARTICLES OF INCORPORATION
OF
PARK EDGE REALTY, Inc.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 MAY 29 PM 3:30

ARTICLE I--NAME

The name of this corporation is PARK EDGE REALTY, Inc.

ARTICLE II--DURATION

This corporation shall have perpetual existence commencing on upon the filing of these Articles.

ARTICLE III--PURPOSE

This corporation is organized for the purpose of transacting real estate brokerage and any and all other lawful business for which corporations may be incorporated under the Florida General Corporation Act.

ARTICLE IV--CAPITAL STOCK

This corporation is authorized to issue five hundred (500) shares of One Dollar (\$1.00) par value common stock which shall be designated as "Common Shares."

ARTICLE V--PRE-EMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation, shall have the right to purchase his/her 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 AGENT

The street address of the initial registered office of this private corporation is 164 NE 6th Avenue, Suite A, Delray Beach, Fl. 33483 and the name of the initial registered agent of this corporation at that address is Charlotte A. Healy.

ARTICLE VII--INITIAL BOARD OF DIRECTORS

This corporation shall have one director constituting the initial Board of Directors. The number of directors may be either increased or decreased from time to time by the bylaws, however, there shall

never be less than one Director. The name and address of the initial Board of Directors of the corporation is:

Donald J. Mattucci
4728 NW 7th Place
Deerfield Beach, Florida 33442

ARTICLE VIII--INCORPORATORS

The name and address of the Incorporator signing these articles is: Adele Buehler, 4713 N.W. 49th Drive, Tamarac, Florida, 33319.

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, by a majority vote of the Board of Directors, and 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 24th day of May, 1996.

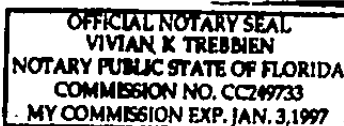
Adele Buehler

By Adele Buehler

STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument, the Articles of Incorporation establishing PARK EDGE REALTY, Inc. was acknowledged before me this 24th day of May, 1996 by ADELE BUEHLER as Incorporator, who personally appeared.



Vivian K. Trebbien

Print Name
Notary Public, State of Florida
Commission #: _____

Personally Known ✓ OR Produced Identification. _____
Type of Identification Produced _____

CERTIFICATE DESIGNATING REGISTERED AGENT
AND PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF
PROCESS WITHIN FLORIDA, AND ACCEPTANCE OF AGENT
UPON WHOM PROCESS MAY BE SERVED

In compliance with Sections 48.091 and 607.034, Florida Statutes,
the following is submitted:

FIRST that PARK EDGE REALTY, Inc., desiring to organize or qualify
under the laws of the State of Florida, with its principal place
of business at 4728 NW 7th Place, Deerfield Beach, Florida, 33442,
has named Charlotte A. Healy, located at 164 N.E. 6th Avenue, Suite
A, Delray Beach, Fl. 33483, as its agent to accept service of
process within Florida.

Dated: May 24, 1996

Adele Buehler
Adele Buehler
Incorporator

Having been named to accept service of process for the above named
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 all statutes relative to the proper performance
of my duties.

Charlotte A. Healy
By: Charlotte A. Healy
Registered Agent

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 MAY 29 PM 3:30