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TOI DIVISION OF CORPORATIONS

MAX #1 (904)922-4001

FROM: FILINGS, INC. CONTACT: TEREBA ROMAN PHONE: (904)385-6735 (904)385-6761

ACCT#: 072720000101 FAX #1

NAME: STEFAN REALTY, INC. AUDIT NUMBER.....H96000012084 DOC
TYPE.......FLORIDA PROFIT CORPORATION OR P.A. CERT. OF STATUS..0
PAGES...... 4 CERT. COPIES.....0 DEL.METHOD.. MAIL
EST.CHARGE.. 870.00 NOTE: PLEASE PRINT THIS PAGE AND USE IT AS A COVER SHEET.
TYPE THE FAX AUDIT NUMBER ON THE TOP AND BOTTOM OF ALL PAGES OF THE DOCUMENT

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ARTICLES OF INCORPORATION

OF

STEVAN REALTY, INC.

ARTICLE 1. CORPORATE NAME.

The name of this corporation is STRFAN REALTY, INC.

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ARTICLE II. PRINCIPAL OFFICE.

The principal place of business and mailing address of this corporation is, 1686 Cypress Point Drive, Coral Springs, Florida 33071.

ARTICLE III. CAPITAL STOCK.

The number of shares of stock that this corporation is authorised to have outstanding at any one time is 100 of common stock and of one meries only. Additional stock may be authorised by the Board of Directors. Restrictions on the sale, use, transfer and encumbrance of the stock may be authorised by the corporation's by-laws.

ARTICLE IV. INITIAL REGISTERED AGENT AND OFFICE.

The name and address of the initial registered agent is Todor Stefan of 1686 Cypress Point Drive, Coral Springs, Florida 33071.

ARTICLE V. INCORPORATORS.

The name(s) and street address(ss) of the incorporator(s) to these articles of incorporation is Todor Stefan of 1686 Cypress Point Drive, Coral Springs, Florida 33071.

ARTICLE IV - DURATION.

This corporation shall exist perpetually. Corporate existence shall commence on the date this Article is filed with the Secretary of State.

ARTICLE VII. PURPORE.

The purpose of the corporation is to perform any and all activities, any ownership, or operations necessary to lawfully conduct the business of purchasing tangible property, and to conduct any other lawful business in the State of Florida, the United States and other parts of the world.

This Instrument prepared by:

BARRY M. MAUPHAM, P.A. 600 W. Millsboro Blvd., Suite 300 Dearfield Beach, Plorida 33461 (305) 422-8896 Plorida Sar Mo.: 0933816 H94000012024

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ARTICLE VIII. MERGER AND CONSOLIDATION.

The approval of a majority of the abareholders of this corporation to any plan of merger or consolidations shall be required in every instance, whether or not such approval is required by law.

ARTICLE IX. DIVIDENDU.

The holder of the recerd of the common stock of this corporation shall be entitled to dividends at such times as the corporation is authorised to pay dividends. In the event of voluntary or involuntary liquidation, dissolution, marshalling of assets, and/or winding up the affairs of the corporation, the holders of record of the substanding stock shall be paid from the remaining assets of this corporation ratably.

ARTICLE X. VOTING

Except as otherwise provided by law, the entire voting power for the election of directors and for all other purposes shall be vested exclusively in the holders of the outstanding nomeon stock.

ARTICLE XI. PRESENTIVE RIGHTS.

Every shareholder, upon the sale for cash of any new stock of this corporation of the same kind, class or series as that which he already holds, shell have the first right to purchase his/her pro rata share (as nearly as may be done without issuing fractional shares) at the price at which it is offered to others.

ARTICLE XII. BOARD OF DIRECTORS AND OFFICERS

This corporation shall initially have one (1) Director. The number of Directors may be increased from time to time by the By-Laws, but never be less than one (1). The name and address of the initial Directors of this corporation is: Todor Stefan, of 1686 Cypress Point Drive, Coral Springs, Florida 33071.

The officers are: President - Todor Stefan

ARTICLE MIII. BY-LAWS

The initial By-Laws of this corporation shall be adopted by the Directors. By-Laws shall be adopted, altered, emended, or repealed from time to time by either Shareholders or the Board of Directors. However, the Board of Directors shall not alter, amend, or repeal any By-Law adopted by the Shareholders if the Shareholders specifically provide that such By-Law is not subject to amendment or repeal by the Directors.

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ARTICLE XIV. COMPENSATION

The Board of Directors is hereby specifically authorised to make provisions for reasonable compensation to its members for their services as Directors, and to fix the basis and conditions upon which such compensation shall be paid. Any Directors of the Corporation may also serve the corporation in any other capacity and receive compensation therefore in any form.

ARTICLE NV. INDEMNIFICATION

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

ARTICLE XVI. AMENDMENT

This corporation reserves the right to smend or repeal any provisions contained in this Article of Incorporation, or any amendment hereto, any right conferred upon the Shareholders is subject to this reservation.

IN WATERSON, the undersigned has executed these Articles of Incorporation this 26 day or August, 1996.

INCORPORATOR(S):

STATE OF PLOBIDA

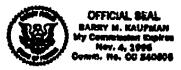
COUNTY OF BROWARD]

Serving MM, a Motary Public, authorized to take asknowledgments in the State and County set forth above, personally appeared, TODOR ATRYAN, known to me and by me to be the person who executed the foregoing Artisles of Incorporation, and/or has produced identification in the form of: FLORIDA DRIVER'S LICENSE 53/3-300-6/-272-0

Notary Public, State of Florida

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My Commission empireer



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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCEED WITHIN PLORIDA, MANING AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with Section 48.091, Plorida Statutes, the following is submitted:

STEFAN REALTY, INC. desiring to organise and/or quality under the laws of the State of Florida, with its principal place of business at 1656 Cypress Point Drive, Coral Springs, Florida 33071, has named Todor Stefan of 1686 Cypress Peint Drive, Coral Springs, Florida 33071, as its agant to accept service of process within Florida.

INCORPORATOR(S):

TODOR REPORT

8/26/96

Maving been named to accept service of process for the above stated corporation, at the place designated in this cartificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my dities.

1000 July

8/26/96

This instrument prepared by:

SARRY M. HAUTTON, F.A. 500 W. Hillsbare Blvd., Suite 200 Describeld Beach, Floride 23441 (305) 422-9096 Floride Ser No.: 0935816 FILED
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SECRETARY OF STATE
TALLAHASSEE, FI OPINE