

1201 HAYS STREET
TALLAHASSEE, FL 32301-2607
904-222-9171
0904-222-0171

800-342-8086



PRENTICE HALL
LEGAL & FINANCIAL SERVICES

ACCOUNT NO. : 072100000032

REFERENCE : 144152 . 128504A

AUTHORIZATION :

COST LIMIT : \$ 70.00

ORDER DATE : November 5, 1996

ORDER TIME : 11:26 AM

ORDER NO. : 144152-005

CUSTOMER NO: 128504A

CUSTOMER: Warren R. Trazenfeld, Esq
WARREN R. TRAZENFELD, P.A.

100001996511--9

Suite 2710
200 South Biscayne Boulevard
Miami, FL 33131-2310

DOMESTIC FILING

NAME: D AND V REALTY, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susana Romagosa

EXAMINER'S INITIALS:

FILED
96 NOV -5 AM 10:45
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED
96 NOV -5 PM 12:14
DIVISION OF INCORPORATION

11-6-96
KR

96 NOV -5 AM 10:45
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF

D AND V REALTY, 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:

D AND V REALTY, INC.

The address of the principal office of this corporation shall be 1100 Adams Street, Hoboken, New Jersey 07030, 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 1000 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 1201 Hays Street, Tallahassee, Florida 32301, and the name of the initial registered agent of the corporation at that address is Corporation Service Company.

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 three Directors, initially. The names and addresses of the initial members of the Board of Directors are:

Dean J. Stamatiou Dir.	1100 Adams Street Hoboken, New Jersey 07030
Virginia Larson Dir.	Same
Chrysoula Stamatiou Dir.	Same

ARTICLE VII. OFFICERS

The name and addresses of the initial officers of the corporation who shall hold office for the first year of the corporation, or until their successors are elected or appointed are:

Dean J. Stamatiou
Pres./Treas.

1100 Adams Street
Hoboken, New Jerfey 07030

Virginia Larson
V.Pres./Sec.

Same

ARTICLE VIII. 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 November 5, 1996.

CORPORATION SERVICE COMPANY

By: 

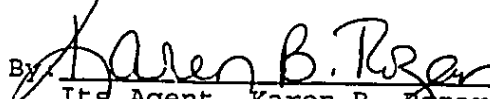
Its Agent, Karen B. Rozar

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

Corporation Service Company, a Delaware corporation authorized to transact 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.

CORPORATION SERVICE COMPANY

By


Its Agent, Karen B. Rozar

CLD/smr

FILED
96 NOV -5 AM 10:45
SECRETARY OF STATE
TALLAHASSEE, FLORIDA