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PIR CORPORATION KIT

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CONTACT: RAY STORMONT

PHONE: (305) 541-3694

FAX #: (305) 541-3770

NAME: ANDREWS PROPERTIES, INC.

AUDIT NUMBER.....H97000001095

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..0

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ARTICLES OF INCORPORATION

OF

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ANDREWS PROPERTIES, INC.

The undersigned, acting as incorporator, signs the following Articles of Incorporation for the purpose of forming a corporation under the laws of the State of Florida.

ARTICLE I

The name of the corporation and the principal place of business of the corporation shall be as follows:

**ANDREWS PROPERTIES, INC.
6500 N. Andrews Avenue
Ft. Lauderdale, FL 33309**

ARTICLE II

The existence of the corporation shall commence upon the filing of these Articles of Incorporation by the Department of State and shall be perpetual.

ARTICLE III

The corporation may engage in any and all businesses and activities permitted by the laws of the State of Florida. The corporation shall have all of the powers vested in a corporation organized under and existing by virtue of such laws.

ARTICLE IV

The aggregate number of shares which the Corporation shall have authority to issue shall be 1,200 shares of common capital voting stock.

Prepared by:
Thomas Ruffin III, Esq.
Florida Bar No. 442119
Attor. Joseph & Ruffin, P.A.
100 W. Cypress Creek Rd., 9900
Ft. Lauderdale, Florida 33309
(954) 638-4533

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ARTICLE V

The street address of the initial registered office of the corporation shall 6500 N. Andrews Avenue, Ft. Lauderdale, FL 33309 and the initial registered agent of the corporation at that address shall be Tanzer H. Kalayci.

ARTICLE VI

The number of directors constituting the initial board of directors of the corporation shall be the number of persons whose names are set forth below. The name and address of each member of the initial board of directors of the corporation who shall hold office until the first annual meeting of shareholders and his successor shall have been elected and qualified or until his earlier resignation, removal from office, or death, is:

NAME	Address
TANZER H. KALAYCI	4921 N.E. 28th Avenue Lighthouse Point, FL 33064
R. ARNOLD RAMON	5681 S.W. 9th Street Plantation, FL 33317
WILLIAM V. KEITH	1089 S.E. MacArthur Boulevard Stuart, Florida 34996

The number of directors may be increased or decreased from time to time pursuant to the bylaws of the corporation, but shall not be less than one.

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ARTICLE VII

The name and address of the incorporator of the corporation is:

NameTanya H. Kalyan**Address**4921 NE 28th Avenue
Lighthouse Point, FL 33064

EXECUTED at Ft. Lauderdale, Florida on Jan 15,
1997.

Tanya H. KalyanT.H. KalyanTanya H. Kalyan
Incorporator

STATE OF FLORIDA

ES:

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on
this 16 day of January, 1997, by Tanya H. Kalyan, who is
personally known to me or produced
as identification and did take an oath.

Estelle E. Woodward
Notary Public
Name of Notary: Estelle E. Woodward
Commission No.: _____

My Commission Expires:



ESTELLE E. WOODWARD
COMMISSION # OG 842232
EXPIRES APR 21, 2000
BONDED THRU
ATLANTA BONDING CO., INC.

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ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of ANDREWS
PROPERTIES, INC., the undersigned accepts such appointment, agrees
to act in such capacity, and accepts the obligations imposed by
Florida Statutes Section 607.0505.

Dated this 15th day of JAN, 1997.

BY: Tamara H. Kalaras
Tamara H. Kalaras

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