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CORPORATIONS
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TO: DIVISION OF CORPORATIONS

FAX #: (904)922-4001

FROM: FILINGS, INC.

ACCT#: 072720000101

CONTACT: TERESA ROMAN PHONE: (904)385-6735
(904)385-6761

FAX #:

NAME: E.F. LIEBMAN REALTY, INC. AUDIT NUMBER.....H97000006393 DOC
TYPE.....FLORIDA PROFIT CORPORATION OR P.A. CERT. OF STATUS..0
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AL 'APR 21 1997

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
E. F. LIEBMAN REALTY, INC.

ARTICLE I
NAME

The name of the corporation shall be: E. F. LIEBMAN REALTY, INC.

ARTICLE II
PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be: 1802 N. University Drive, Suite 203-E, Plantation, Florida 33322.

ARTICLE II
DURATION

This corporation shall have perpetual existence.

ARTICLE III
PURPOSE

This corporation is organized for the purpose of transacting any or all lawful business.

ARTICLE IV
CAPITAL STOCK

This corporation is authorized to issue 100 shares of One Dollar (\$1.00). par value common stock.

ARTICLE V
PRE-EMPTIVE 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, shall have the right to purchase his pro rata share

RONALD P. GLANTZ, ESQUIRE
7951 S.W. Sixth Street
Suite 200
Plantation, FL 33324
(954) 424-1200
Fla. Bar No. 316407

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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 corporation is 1802 N. University Drive, Suite 203-E, Plantation, Florida 33322 and the name of the initial registered agent of this corporation at that address is Peter Devenski.

ARTICLE VII
INITIAL BOARD OF DIRECTORS

This corporation shall have one (1) director. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than one (1). The name and address of the directors of this corporation are:

PETER DEVENSKI
President, Secretary, Treasurer
1802 N. University Drive, Suite 203-E, Plantation, FL 33322

ARTICLE VIII
INCORPORATOR

The name and address of the Incorporator signing these Articles is: Peter Devenski, 1802 N. University Drive, Suite 203-E, Plantation, Florida 33322.

ARTICLE IX
INDEMNIFICATION

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


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**ARTICLE X
AMENDMENT**

This corporation reserves the right to amend or repeal any provisions 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 incorporation has executed these Articles of Incorporation this 17th day of April, 1997.


PETER DEVENSKI

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared PETER DEVENSKI who produced FLDL D 15266653401-0 as identification and to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation.

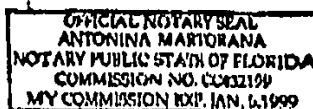
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 17th day of April, 1997.


NOTARY PUBLIC, State of Florida

My Commission Expires:

ANTONINA MARTORANA

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(SEAL)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is E.F. LIEBMAN REALTY, INC.
2. The name and address of the registered agent and office is:

PETER DEVENSKI
1802 N. University Drive, Suite 203-E
Plantation, FL 33322

SIGNATURE: Peter Devenski
Corporate Officer
TITLE: President
DATE: 4/17/97

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

SIGNATURE: Peter Devenski
DATE: 4/17/97

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