

CAPITAL CONNECTION, INC.

417 E. Victoria Street, Suite 1 • Tallahassee, Florida 32302
(904) 233-8887 • 800-342-8062 • Fax (904) 233-1222

PP000048236

200002197102--1
-06/02/97--01005--015
****122.50 ****122.50

L & F Realty Corp

[Signature] *6/2/97*
Signature

Requested by:

Name

Date

Time

Walk-In

Will Pick Up

Art of Inc. File

LTD Partnership File

Foreign Corp. File

L.C. File

Fictitious Name File

Name Reservation

Merger File

Art. of Amend. File

RA Resignation

Dissolution / Withdrawal

Annual Report / Reinstatement

Cert. Copy

Photo Copy

Certificate of Good Standing

Certificate of Status

Certificate of Fictitious Name

Corp Record Search

Officer Search

Fictitious Search

Fictitious Owner Search

Vehicle Search

Driving Record

UCC 1 or 3 File

UCC 11 Search

UCC 11 Retrieval

Courier

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

97 JUN -2 AM 11: 29

FILED

DIVISION OF CORPORATION

97 JUN -2 AM 9: 21

RECEIVED

**Articles of Incorporation
of
L & F Realty Corp.**

FILED
97 JUN -2 AM 11:29
SECRETARY OF STATE
TALLAHASSEE FLORIDA

The undersigned, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation:

ARTICLE I. CORPORATE NAME.

The name of the corporation is:

L & F Realty Corp.

ARTICLE II. NATURE OF BUSINESS AND POWERS.

The general nature of the business to be transacted by this Corporation is to engage in any and all business permitted under the laws of the State of Florida.

ARTICLE III. CAPITAL STOCK.

(1) The maximum number of shares of stock that this Corporation is authorized to issue and have outstanding at any one time is 1,000 shares of common stock having a par value of one dollar (\$1.00) per share.

(2) The capital stock may be paid for by property, labor, or services, at a just valuation to be fixed by the incorporator(s) or by the Board of Directors at a meeting called for such purpose, or at the organizational meeting.

(3) Property, labor or services may also be purchased

or paid for with the capital stock at a just valuation of said property, labor or services, to be fixed by the Board of Directors. Stock in other corporations or going businesses may be purchased by the corporation in return for the issuance of its capital stock, and said purchase shall be on the basis and for such consideration and the issuance of so much of the capital stock as the Board of Directors may decide.

ARTICLE IV. TERM OF EXISTENCE.

This corporation shall have perpetual existence commencing upon filing of these articles.

ARTICLE V. REGISTERED AGENT AND INITIAL REGISTERED OFFICE, PRINCIPAL OFFICE AND MAILING ADDRESS.

The Registered Agent and the street address of the initial Registered Office of this Corporation in the State of Florida shall be:

Lewis Franzese
401 South Seas Drive, #402
Jupiter, Florida 33477

This shall also be the principal office of this Corporation and its mailing address. The Board of Directors from time to time may change the foregoing to any other address within the State of Florida.

ARTICLE VI. BOARD OF DIRECTORS.

This Corporation shall have one director initially. The number of directors may be increased or diminished from time to time by ByLaws adopted by the stockholders, but shall never be

less than one.

ARTICLE VII. INITIAL DIRECTOR.

The name of the initial directors of this Corporation and their street addresses are:

Michael Franzese
401 South Seas Drive, #402
Jupiter, Florida 33477

Lewis Franzese
401 South Seas Drive, #402
Jupiter, Florida 33477

Frank Babino
401 South Seas Drive, #402
Jupiter, Florida 33477

Salvatore Babino
401 South Seas Drive, #402
Jupiter, Florida 33477

The persons named as initial directors shall hold office for the first year of existence of this Corporation or until their successors are elected or appointed and have qualified, whichever occurs later.

ARTICLE VIII. INCORPORATOR.

The name and street address of the person signing these Articles of Incorporation as Incorporator is:

Lewis Franzese
401 South Seas Drive, #402
Jupiter, Florida 33477

ARTICLE IX. INDEMNIFICATION.

This Corporation shall indemnify any officer or

director, or any former officer or director, to the fullest extent permitted by law.

ARTICLE X. AMENDMENT.

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the stockholders at a meeting of such stockholders and approved by at least a majority of the stockholders entitled to vote. Alternatively, an amendment may be approved by a written statement signed by all directors and stockholders.

ARTICLE XI. STOCKHOLDERS

The stockholders of this Corporation may divide themselves into groups for the purpose of obtaining unit control in the Corporation; and when any agreement is made between stockholders owning at least eighty percent (80%) of the stock then outstanding in the Corporation, such agreement shall be binding upon the Corporation, and shall be recognized by the Board of Directors and shall be observed by the Officers and Agents of the Corporation; and particularly, the stockholders are authorized to include in such agreement, entered into among themselves, the following as valid matters of agreement, to wit:

(1) The manner and method in which and the persons by whom directors may be elected.

(2) Any limitation upon the transferability or assignment of the stock of the Corporation.

(3) The conferring of preemptive rights of purchase upon the stockholders as conditions precedent to the sale of any additional stock.

(4) Any matter related to effectuating the purposes included in any of the foregoing matters.

Agreements among the stockholders shall continue to be binding upon the Corporation until there is filed with the Secretary of the Corporation, a written instrument, signed by the persons who originally created such stockholders' agreements (or their successors in ownership, providing such succession in ownership shall have been accomplished in accordance with the terms of the stockholders' agreements) consenting to the revocation and cancellation of the agreements among the stockholders.

Executed by the undersigned on April 23, 1997.


Lewis Franzese, Incorporator

CERTIFICATE DESIGNATING REGISTERED AGENT AND REGISTERED
OFFICE FOR THE SERVICE OF PROCESS WITHIN FLORIDA

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

That **L & F Realty Corp.**, desiring to organize or
qualify under the law of the State of Florida, has named
Lewis Franzese, as its registered agent to accept service of
process within Florida at 401 South Seas Drive, #402, Jupiter,
Florida 33477, which address is also designated as the registered
office of the corporation first mentioned above.

Lewis Franzese
Lewis Franzese

Title: Incorporator

Date: April 23, 1997

Having been named registered agent to accept service of
process for the above-named corporation, at the place designated
in this certificate, Lewis Franzese, hereby agrees to act in
that capacity and further agrees to comply with the
provisions of all statutes relative to the proper and complete
performance of such duties.

Lewis Franzese
Lewis Franzese

Date: April 23, 1997

FILED
JUN -2 AM 11:29
SECRETARY OF STATE
TALLAHASSEE FLORIDA