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LAW OFFICES  
RYAN & RYAN, P.A.  
THIRD FLOOR  
700 EAST DANIA BEACH BOULEVARD  
DANIA, FLORIDA 33004-3090

RECEIVED DATE  
8/6/97

ARCHIE J. RYAN, III  
TIMOTHY M. RYAN  
CHRISTOPHER J. RYAN

TELEPHONE (954) 920-2921  
FACSIMILE (954) 921-1247

August 6, 1997

Division of Corporations  
Department of State  
Post Office Box 6327  
Tallahassee, Florida 32314

000002262260--9  
-08/08/97--01129--010  
\*\*\*\*122.50 \*\*\*\*122.50

Re: Dania Beach Realty, Inc.

Gentlemen:


Enclosed please find the original Articles of Incorporation and Certificate Designating Registered Agent for the above-named corporation which we request you file in your official file, along with a copy of the Articles of Incorporation and Certificate Designating Registered Agent which we request you certify and return to us.

Also enclosed please find A. J. Ryan Realty check number 3455, payable to Florida Secretary of State in the sum of \$122.50, to cover the following items:

Filing Fees	\$ 35.00
Certified Copy	52.50
Registered Agent Designation	35.00
Total	\$122.50

Thank you for your assistance in this matter.

Very truly yours,

  
ARCHIE J. RYAN III

AJR-III:lm  
Enclosures

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DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

T.M. - 8/11/97

ARTICLES OF INCORPORATION  
OF  
DANIA BEACH REALTY, INC.

EFFECTIVE DATE  
8/6/97

I, THE UNDERSIGNED, desiring to form a corporation under the laws of the State of Florida, providing for the formation, liabilities, rights, privileges, and immunities of corporation for profit, DO HEREBY CERTIFY AS FOLLOWS:

ARTICLE I

NAME OF CORPORATION

The name of the corporation shall be DANIA BEACH REALTY, INC.

ARTICLE II

CORPORATE EXISTENCE

This corporation shall have perpetual existence unless sooner dissolved according to law.

ARTICLE III

GENERAL NATURE OF BUSINESS

The general nature of business of this corporation shall be as follows:

1. The corporation may engage in any activity or business permitted under the laws of the United States and the State of Florida, including, but not limited to, building construction, the purchase, sale, development, rental and management of real estate

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in the United States and foreign countries and to perform such other related activities incidental to the general purpose of this corporation, and to generally do any and all things necessary, pertinent, or convenient to the powers herein and hereby conferred.

2. To transact the business of investing on behalf of itself or others, any part of its capital and such additional funds as it may obtain or any interest therein, either as tenant in common or otherwise, and selling or otherwise disposing of the corporation, and the enjoyment and exercise thereof, as conferred by the laws of the State of Florida upon corporation for profit.

#### ARTICLE IV

##### CAPITAL STOCK

The amount of the authorized capital stock of this corporation shall be One Thousand (1,000) shares of common stock, with a par value of One Dollar (\$1.00) per share. All of said stock shall be payable in cash, property, labor or services, at a just valuation to be fixed by the Board of Directors, at a meeting called for that purpose.

#### ARTICLE V

##### PRINCIPAL PLACE OF BUSINESS

The principal place of business of this corporation and the street address of its corporate office shall be at 34 N. W. 1st Avenue, Dania, Florida 33004, with the privilege of having branch offices at other places within or without the State of Florida, and within or without the United States of America, and the name of its

initial registered agent is JOHN M. RYAN, whose address is 34 N. W.  
1st Avenue, Dania, Florida 33004.

ARTICLE VI

AMOUNT OF CAPITAL TO BEGIN BUSINESS

The amount of capital with which this corporation shall  
commence business shall not be less than Five Hundred and 00/100th  
(\$500.00) Dollars.

ARTICLE VII

NUMBER OF DIRECTORS

The number of directors of this corporation shall not be less  
than one (1) nor more than four (4).

ARTICLE VIII

DIRECTORS

The names and post office addresses of the first Board of  
Directors of this corporation shall be one (1) in number, and who  
shall hold office for the first year, or until his successors are  
elected and have qualified, shall be:

JOHN M. RYAN  
34 N. W. 1st Avenue  
Dania, Florida 33004

ARTICLE IX

INCORPORATOR

The name and address of the incorporator to the Articles of  
Incorporation is:

JOHN M. RYAN  
34 N. W. 1st Avenue  
Dania, Florida 33004

ARTICLE X

SPECIAL CHARTER PROVISIONS

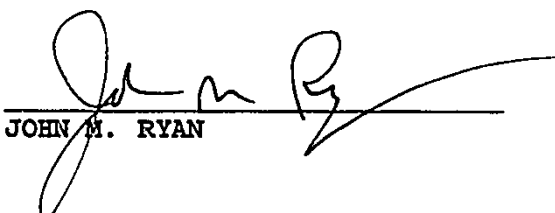
Directors and Officers of this corporation need not be  
Stockholders.

ARTICLE XI

DATE OF COMMENCEMENT

The date of commencement of corporate existence of this  
corporation shall be on the 6th day of August, 1997.

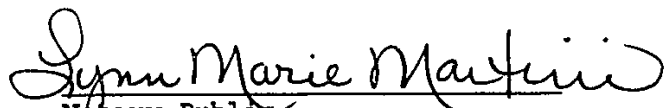
IN WITNESS WHEREOF, I have hereunto set my hand and seal on  
this 6th day of August, 1997.

  
\_\_\_\_\_  
JOHN M. RYAN

STATE OF FLORIDA )  
 )  
COUNTY OF BROWARD)

PERSONALLY APPEARED before me, the undersigned authority, JOHN M. RYAN, who is personally known to me, to me known to be the person described in and who executed and subscribed to the foregoing Articles of Incorporation, and he acknowledged before me that he executed and subscribed to the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Dania, Broward County, Florida, this 6th day of August, 1997.

  
Notary Public

My Commissions Expires:



Lynn Marie Martini  
MY COMMISSION # CC538352 EXPIRES  
April 8, 2000  
BONDED THRU TROY FARM INSURANCE, INC.

STATE OF FLORIDA  
DEPARTMENT OF STATE

Certificate Designating Place of Business or Domicile for the  
Service of Process Within This State, Naming Agent Upon Whom Process  
May Be Served and Names and Addresses of the Officers and Directors.

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The following is submitted, in compliance with Chapter 48-091,  
Florida Statutes:

DANIA BEACH REALTY, INC.

a corporation organized (or organizing) under the laws of the State of  
Florida, with its principal office at 34 N. W. 1st Avenue, in the City  
of Dania, County of Broward, State of Florida has named JOHN M. RYAN,  
located at 34 N. W. 1st Avenue, in the City of Dania, County of  
Broward, State of Florida, as its agent to accept service of process  
within this state.

OFFICERS:

<u>NAME</u>	<u>TITLE</u>	<u>SPECIFIC ADDRESS</u>
JOHN M. RYAN	President/ Secretary/ Treasurer	34 N. W. 1st Avenue Dania, Florida 33004

DIRECTORS:

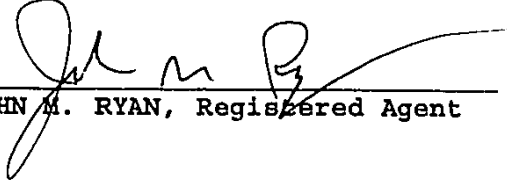
<u>NAME</u>	<u>SPECIFIC ADDRESS</u>
JOHN M. RYAN	34 N. W. 1st Avenue Dania, Florida 33004

Dated this 6th day of August, 1997.

By:   
JOHN M. RYAN, President

ACCEPTANCE:

I agree, as Registered Agent, to accept service of process, to keep office open during prescribed hours, and to post my name (and any other officers of said Corporation authorized to accept service of process at the above Florida designated address) in some conspicuous place in office as required by Law.

  
JOHN M. RYAN, Registered Agent

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